Note on Data Sources: The following analysis draws on two sources of data. The first is the 2016 American Community Survey (ACS) 5-year estimates based on approximately 3.5 million nationwide surveys annually. It was released in December of 2017 and covers the time period from 2012 through 2016. The 5-year estimates are published for areas with populations of all sizes and are the most reliable and precise of the ACS period estimates as well as the most comprehensive, albeit the least current. (The 1-year estimates provide data on areas with populations of 65,000+). The ACS estimates provide information about the social and economic needs of communities and are used to help determine how more than $600 billion in federal and state funds are distributed each year. Note that counts of the population are provided by the Census of Population and Housing conducted by the US Census Bureau every 10 years; and official annual estimates of the population are derived from the previous census and from the Census Bureau’s Population Estimates Program.

The second source for the following analysis is the 2011 American Community Survey (ACS) 5-year estimates, released in December of 2012 and covers the time period from 2007 to 2011. This provides non-overlapping survey periods for comparison with the 2016 data.

For ease of reference in the following, the 2016 American Community Survey 5-year estimates will be referred to as the 2016 ACS or simply as 2016 data and the 2011 American Community Survey 5-year estimates will be referred to as the 2011 ACS or simply as 2011 data.
Home Values

Home Values: This section examines three home-value segments: the lower quartile, the median and the upper quartile. Twenty-five percent of all homes in a district or countywide will have values less than the lower quartile value. Fifty percent will have values less than or greater than the median value. And 25% will have a value greater than the upper quartile value. This allows for comparison between segments of the housing market by affordability.

The data shows a very substantial variation in values across districts. The highest values for all three segments was found in District 7. The median home value in District 7 was $452,300, more than double the countywide median of $221,100. The lower quartile value was $238,500, 177% of the countywide value of $134,400. The upper quartile value, $849,100, was 241% of the countywide upper value. At the other extreme, the lowest value of the lower quartiles was found in District 3 at $102,100, just 76% of the countywide value. The lowest median and upper quartile values were both found in District 9 at $168,800 and $238,700, respectively. And they were 76% and 68%, respectively, of the countywide values.

Chart 1 illustrates the values for each of the segments and the county for 2016.

Map 1 shows the median home value by district in 2016.
Map 1: Median Home Values in 2016 by Commission District

Data Sources: 2011 & 2016 ACS 5-year Estimates
Comparing the Change in Home Values: This section continues to examine the three home-value segments: the lower quartile, the median and the upper quartile. Twenty-five percent of all homes in a district or countywide will have values less than the lower quartile value. Fifty percent will have values less than or greater than the median value. And 25% will have a value greater than the upper quartile value. This allows for comparison between segments of the housing market by affordability.

The data shows that between 2011 and 2016 all three values decreased by 17% or more in every district. Countywide, the decrease for the most affordable homes, the lower quartile, was 39%. The decrease in the median home value was 34.6%, and for the most expensive homes, the upper quartile, 32.1%. Just slightly more than half, 52.6%, of households own their home. For this owner group, the drop in value represents a significant loss in wealth since a family’s home is often its greatest investment. For the 47% of households that rent, this fall in value represents a financial opportunity as buying a home becomes more affordable.

While every housing-value segment fell in every district, the fall, when compared to the countywide drop, was not uniform. In the lower-quartile segment, the greatest fall in value compared to the countywide value occurred in District 12, 8.8%. The greatest relative gain in value in this segment was 9.2% in District 4. Median values relative to the county saw the greatest fall, 6.6%, in District 9, and the greatest relative increase was 11.8% in District 5. Upper-quartile values saw the greatest gains compared to countywide, 14.8% in Districts 5 and 7, and the greatest fall in District 9 of 8.9%.

Chart 2 illustrates the changes in values by segment compared to the countywide change across all districts between 2011-and-2016. Map 2 shows the percent change in home values between 2011 and 2016 by commission district.

Data Sources: 2011 & 2016 ACS 5-year Estimates
Map 2: Percent Change in Median Home Values Between 2011 and 2016 by Commission District

Data Sources: 2011 & 2016 ACS 5-year Estimates
Ratio of Ownership Costs to Income

The number of cost-burdened households in Miami-Dade County declined between the 2011 and 2016 data releases. Cost burden is defined when housing costs exceed 30% of the household’s income. Countywide, in 2016, 48.1% of all households with a mortgage spent 30% or more of their incomes on housing costs. What’s more, of those, 23.8% spent more than 50% on housing. In 2011, those countywide numbers were 59.5% spending over 30% and 31.3% spending over 50%. The 2016 data showed that the median or typical ratio of housing costs to income was 28.4% compared to 35.3% in the 2011 data.

In 2016 every commission district had a homeowner-cost-burden rate of more than 40% except District 7, where the rate was 39.2%, and six districts had a rate greater than 50%. The highest, 55.7%, was found in District 2. In 2011, eight districts had a cost-burden rate of 60% or higher, with the highest in District 1 at 69.3%. There was not a single district with a rate below 50%.

In real terms, countywide there were 136,200 owner households paying more than 30% toward housing costs according to the 2016 data. This is down from 2011, when there were 198,800 such households. On average, there are 10,500 households per commission district that are cost-burdened and 5,200 per district paying more than 50% of their income toward housing costs.

In 2016 every commission district had a homeowner-cost-burden rate of more than 40% except District 7, where the rate was 39.2%, and six districts had a rate greater than 50%.

Chart 3 illustrates the cost burden of households with a mortgage at the 30% and 50% rates for both 2011 and 2016. Map 3 shows the rate of cost-burdened households with a mortgage by district.


Data Sources: 2011 & 2016 ACS 5-year Estimates
Map 3 The Rate of Cost-Burdened Households with a Mortgage by Commission District, 2016
Ratio of Gross Rent to Income

Renters’ costs, including rent and utilities, continue to remain very high as a share of income. As with homeowners, 30% of income spent on these costs is considered the threshold beyond which financial stress begins, defined as housing-cost-burdened. Countywide in 2016, 66%, two-thirds, of all renter households spent more than 30% of their incomes on housing. More than 37% spent more than 50% on housing. In 2011, those numbers were 65.3% spending over 30% and 36.3% spending over 50% of their incomes.

The rates of cost burden for renter households by district in 2016 ranged from a low of 56.5% in Commission District 7 to a high of 70.7% in Commission District 6. District 7 was the only district with a rate below 60%, and one other district, District 1, had a rate over 70%, at 70.3%.

In comparison, the 2011 data shows that the cost-burdened rate ranged from a low of 59.6% in District 8, the only one below 60%, up to 69.6% in District 12. As can be seen, there were no districts with a cost-burden rate over 70%.

In real terms this translates into 248,300 renter households countywide that were cost-burdened in 2016, up from 215,100 in 2011. On average, there were 19,100 renter households per district that were cost burdened in 2016 of which 10,700 paid more 50% of their incomes on renter costs.

On average, there were 19,100 renter households per district that were cost burdened in 2016 of which 10,700 paid more 50% of their incomes on renter costs.

Chart 4 illustrates the cost burden of renter households at the 30% and 50% rates for both 2011 and 2016.

Map 4 shows the rate of cost-burdened renter households by district.

Map 4: The Rate of Cost-Burdened Renter Households by Commission District

Data Sources: 2011 & 2016 ACS 5-year Estimates
Housing-Cost Infographics by Commission District
### Housing Costs of Miami-Dade

#### Home Values and as a Share of Countywide Values

<table>
<thead>
<tr>
<th></th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value - 25th Percentile</td>
<td>134,363</td>
</tr>
<tr>
<td>Median Value</td>
<td>221,125</td>
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<tr>
<td>Value - 75th Percentile</td>
<td>352,028</td>
</tr>
</tbody>
</table>

#### Ratio of Ownership costs to Income**

<table>
<thead>
<tr>
<th>Housing Units with a Mortgage</th>
<th>63.8%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 30 percent</td>
<td>51.3%</td>
</tr>
<tr>
<td>30.0 to 49.9 percent</td>
<td>24.0%</td>
</tr>
<tr>
<td>50.0 percent or more</td>
<td>23.5%</td>
</tr>
<tr>
<td>Median Percent of Costs to Income</td>
<td>28.4%</td>
</tr>
</tbody>
</table>

** Data Sources: 2016 ACS 5-year estimates (Released December, 2017); 2011 ACS 5-year estimates (Released December, 2012)
Housing Costs of District 1

Home Values and as a Share of Countywide Values

<table>
<thead>
<tr>
<th>Value - 25th Percentile</th>
<th>94,285</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Value</td>
<td>147,689</td>
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<tr>
<td>Value - 75th Percentile</td>
<td>202,017</td>
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</table>

Ratio of Ownership costs to income**

<table>
<thead>
<tr>
<th>Housing Units with a Mortgage</th>
<th>70.1%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 30 percent</td>
<td>44.8%</td>
</tr>
<tr>
<td>30.0 to 49.9 percent</td>
<td>27.7%</td>
</tr>
<tr>
<td>50.0 percent or more</td>
<td>25.6%</td>
</tr>
<tr>
<td>Median Percent of Costs to Income</td>
<td>32.3%</td>
</tr>
</tbody>
</table>

Cost Burdened (>30%) by Age of Owner

<table>
<thead>
<tr>
<th>Share of Owners 15 to 24 years</th>
<th>0.6%</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Percent Cost Burdened</td>
<td>32.3%</td>
</tr>
<tr>
<td>Share of Owners 25 to 34 years</td>
<td>5.9%</td>
</tr>
<tr>
<td>- Percent Cost Burdened</td>
<td>25.6%</td>
</tr>
<tr>
<td>Share of Owners 35 to 64 years</td>
<td>64.7%</td>
</tr>
<tr>
<td>- Percent Cost Burdened</td>
<td>43.0%</td>
</tr>
<tr>
<td>Share of Owners 65 Yrs +</td>
<td>28.8%</td>
</tr>
<tr>
<td>- Percent Cost Burdened</td>
<td>44.8%</td>
</tr>
<tr>
<td>All Ages - Percent Cost Burdened</td>
<td>43.0%</td>
</tr>
</tbody>
</table>

Gross Rent as a Share of Income**

<table>
<thead>
<tr>
<th>Share of Renter Households</th>
<th>38.3%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 30 percent</td>
<td>26.5%</td>
</tr>
<tr>
<td>30.0 to 49.9 percent</td>
<td>33.6%</td>
</tr>
<tr>
<td>50.0 percent or more</td>
<td>8.8%</td>
</tr>
<tr>
<td>Median Percent of Rent to Income</td>
<td>63.7%</td>
</tr>
</tbody>
</table>

Cost Burdened (>30%) by Age of Renter

<table>
<thead>
<tr>
<th>Share of renters 15 to 24 years</th>
<th>3.6%</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Percent Cost Burdened</td>
<td>62.2%</td>
</tr>
<tr>
<td>Share of renters 25 to 34 years</td>
<td>67.0%</td>
</tr>
<tr>
<td>- Percent Cost Burdened</td>
<td>62.1%</td>
</tr>
<tr>
<td>Share of renters 35 to 64 years</td>
<td>62.1%</td>
</tr>
<tr>
<td>- Percent Cost Burdened</td>
<td>62.3%</td>
</tr>
<tr>
<td>Share of renters 65 Yrs +</td>
<td>13.3%</td>
</tr>
<tr>
<td>- Percent Cost Burdened</td>
<td>59.8%</td>
</tr>
<tr>
<td>All Ages - Percent Cost Burdened</td>
<td>62.9%</td>
</tr>
</tbody>
</table>

Median Ratio-Renter Costs/Income | 46.7%

Median Mthly Owner Costs with/without a Mortgage (2016 $)

| Selected Owner Costs w Mortgage | 1,437 |
| Selected Owner Costs w/o Mortgage | 413 |
| Median Gross Rent (2015 $)      | 1,111 |

* The ratio for this calculation includes only owner households with a mortgage.

** The ratio could not be calculated for less than 2% of households with a mortgage and about 7% of renter households in both 2000 and 2014.

Data Sources: 2016 ACS 5-year estimates (Released December, 2017); 2011 ACS 5-year estimates (Released December, 2012)
Housing Costs of District 2

Home Values and as a Share of Countywide Values
- Value - 25th Percentile: 86,292
- Median Value: 132,597
- Value - 75th Percentile: 190,457

Ratio of Ownership costs to income**
- Housing Units with a Mortgage: 66.1%
  - Less than 30 percent: 43.8%
  - 30.0 to 49.9 percent: 27.4%
  - 50.0 percent or more: 27.8%
- Median Percent of Costs to Income: 32.8%

Cost Burdened (>30%) by Age of Owner
- Share of Owners 15 to 24 years: 0.6%
  - Percent Cost Burdened: 65.9%
- Share of Owners 25 to 34 years: 5.3%
  - Percent Cost Burdened: 27.8%
- Share of Owners 35 to 64 years: 63.8%
  - Percent Cost Burdened: 41.3%
- Share of Owners 65 Yrs +
  - Percent Cost Burdened: 41.0%
- All Ages - Percent Cost Burdened: 41.5%

Gross Rent as a Share of Income**
- Share of Renter Households: 52.7%
  - Less than 30 percent: 28.6%
  - 30.0 to 49.9 percent: 59.5%
  - 50.0 percent or more: 5.4%
- Median Percent of Rent to Income: 58.4%

Cost Burdened (>30%) by Age of Renter
- Share of renters 15 to 24 years: 3.9%
  - Percent Cost Burdened: 70.0%
- Share of renters 25 to 34 years: 62.0%
  - Percent Cost Burdened: 62.4%
- Share of renters 35 to 64 years: 62.4%
  - Percent Cost Burdened: 63.5%
- Share of renters 65 Yrs +
  - Percent Cost Burdened: 15.2%
- All Ages - Percent Cost Burdened: 58.5%
- Median Ratio-Renter Costs/Income: 44.3%

Median Mthly Owner Costs with/without a Mortgage (2016 $)
- Selected Owner Costs w Mortgage: 1,360
- Selected Owner Costs w/o Mortgage: 370
- Median Gross Rent (2015 $): 955

* The ratio for this calculation includes only owner households with a mortgage.
** The ratio could not be calculated for less than 2% of households with a mortgage and about 7% of renter households in both 2000 and 2014.

Data Sources: 2016 ACS 5-year estimates (Released December, 2017); 2011 ACS 5-year estimates (Released December, 2012)
Housing Costs of District 3

Home Values and as a Share of Countywide Values
- Value - 25th Percentile: $102,093
- Median Value: $184,381
- Value - 75th Percentile: $349,523

Ratio of Ownership costs to Income
- Housing Units with a Mortgage: 60.5%
  - Less than 30 percent: 51.0%
  - 30.0 to 49.9 percent: 19.9%
  - 50.0 percent or more: 27.7%
- Median Percent of Costs to Income: 28.5%

Cost Burdened (>30%) by Age of Owner
- Share of Owners 15 to 24 years: 0.9%
  - Percent Cost Burdened: 40.0%
- Share of Owners 25 to 34 years: 6.4%
  - Percent Cost Burdened: 27.7%
- Share of Owners 35 to 64 years: 61.4%
  - Percent Cost Burdened: 37.1%
- Share of Owners 65 Yrs +: 31.4%
  - Percent Cost Burdened: 37.5%
- All Ages - Percent Cost Burdened: 36.8%

Gross Rent as a Share of Income
- Share of Renter Households: 70.9%
  - Less than 30 percent: 30.8%
  - 30.0 to 49.9 percent: 51.4%
  - 50.0 percent or more: 6.7%
- Median Percent of Rent to Income: 58.6%

Cost Burdened (>30%) by Age of Renter
- Share of renters 15 to 24 years: 4.5%
  - Percent Cost Burdened: 58.6%
- Share of renters 25 to 34 years: 58.3%
  - Percent Cost Burdened: 56.1%
- Share of renters 35 to 64 years: 56.1%
  - Percent Cost Burdened: 61.0%
- Share of renters 65 Yrs +: 16.6%
  - Percent Cost Burdened: 63.7%
- All Ages - Percent Cost Burdened: 60.7%
- Median Ratio-Renter Costs/Income: 41.5%

Median Mthly Owner Costs with/without a Mortgage (2016 $)
- Selected Owner Costs w/ Mortgage: $1,588
- Selected Owner Costs w/o Mortgage: $419
- Median Gross Rent (2015 $): $892

* The ratio for this calculation includes only owner households with a mortgage.
** The ratio could not be calculated for less than 2% of households with a mortgage and about 7% of renter households in both 2000 and 2014.

Data Sources: 2016 ACS 5-year estimates (Released December, 2017); 2011 ACS 5-year estimates (Released December, 2012)
## Housing Costs of District 4

### Home Values and as a Share of Countywide Values

<table>
<thead>
<tr>
<th>Value - 25th Percentile</th>
<th>Median Value</th>
<th>Value - 75th Percentile</th>
</tr>
</thead>
<tbody>
<tr>
<td>159,750</td>
<td>305,966</td>
<td>624,289</td>
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</tbody>
</table>

### Ratio of Ownership costs to Income**

<table>
<thead>
<tr>
<th>Housing Units with a Mortgage</th>
<th>0%</th>
<th>10%</th>
<th>20%</th>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>70%</th>
<th>80%</th>
<th>90%</th>
<th>100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 30 percent</td>
<td>49.0%</td>
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<td></td>
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<tr>
<td>30.0 to 49.9 percent</td>
<td>23.6%</td>
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<tr>
<td>50.0 percent or more</td>
<td>25.9%</td>
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<td></td>
</tr>
<tr>
<td>Median Percent of Costs to Income</td>
<td>30.5%</td>
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</tr>
</tbody>
</table>

### Cost Burdened (>30%) by Age of Owner

| Share of Owners 15 to 24 years | 0.4% |     |     |     |     |     |     |     |     |     |      |
| - Percent Cost Burdened       | 51.1% |     |     |     |     |     |     |     |     |     |      |
| Share of Owners 25 to 34 years | 4.6% |     |     |     |     |     |     |     |     |     |      |
| - Percent Cost Burdened       | 25.9% |     |     |     |     |     |     |     |     |     |      |
| Share of Owners 35 to 64 years | 54.8% |     |     |     |     |     |     |     |     |     |      |
| - Percent Cost Burdened       | 37.8% |     |     |     |     |     |     |     |     |     |      |
| Share of Owners 65 Yrs +      | 40.2% |     |     |     |     |     |     |     |     |     |      |
| - Percent Cost Burdened       | 46.9% |     |     |     |     |     |     |     |     |     |      |
| All Ages - Percent Cost Burdened | 41.3% |     |     |     |     |     |     |     |     |     |      |

### Gross Rent as a Share of Income**

| Share of Renter Households | 46.4% |     |     |     |     |     |     |     |     |     |      |
| Less than 30 percent       | 34.5% |     |     |     |     |     |     |     |     |     |      |
| 30.0 to 49.9 percent       | 64.8% |     |     |     |     |     |     |     |     |     |      |
| 50.0 percent or more       | 7.0%  |     |     |     |     |     |     |     |     |     |      |
| Median Percent of Rent to Income | 52.7% |     |     |     |     |     |     |     |     |     |      |

### Cost Burdened (>30%) by Age of Renter

| Share of renters 15 to 24 years | 3.5% |     |     |     |     |     |     |     |     |     |      |
| - Percent Cost Burdened       | 63.3% |     |     |     |     |     |     |     |     |     |      |
| Share of renters 25 to 34 years | 55.0% |     |     |     |     |     |     |     |     |     |      |
| - Percent Cost Burdened       | 59.6% |     |     |     |     |     |     |     |     |     |      |
| Share of renters 35 to 64 years | 59.6% |     |     |     |     |     |     |     |     |     |      |
| - Percent Cost Burdened       | 57.1% |     |     |     |     |     |     |     |     |     |      |
| Share of renters 65 Yrs +      | 14.8% |     |     |     |     |     |     |     |     |     |      |
| - Percent Cost Burdened       | 69.1% |     |     |     |     |     |     |     |     |     |      |
| All Ages - Percent Cost Burdened | 58.6% |     |     |     |     |     |     |     |     |     |      |

### Median Ratio-Renter Costs/Income

| Median Ratio-Renter Costs/Income | 40.7% |     |     |     |     |     |     |     |     |     |      |

** The ratio for this calculation includes only owner households with a mortgage.

** The ratio could not be calculated for less than 2% of households with a mortgage and about 7% of renter households in both 2000 and 2014.

Data Sources: 2016 ACS 5-year estimates (Released December, 2017); 2011 ACS 5-year estimates (Released December, 2012)
Housing Costs of District 5

Home Values and as a Share of Countywide Values

<table>
<thead>
<tr>
<th>2016</th>
<th>0%</th>
<th>25%</th>
<th>50%</th>
<th>75%</th>
<th>100%</th>
<th>125%</th>
<th>150%</th>
<th>175%</th>
<th>200%</th>
<th>225%</th>
<th>250%</th>
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</thead>
<tbody>
<tr>
<td>Value - 25th Percentile</td>
<td>174,181</td>
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<tr>
<td>Median Value</td>
<td>291,323</td>
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<td>Value - 75th Percentile</td>
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<td></td>
<td></td>
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</tr>
</tbody>
</table>

Ratio of Ownership costs to Income**

<table>
<thead>
<tr>
<th>Housing Units with a Mortgage</th>
<th>0%</th>
<th>10%</th>
<th>20%</th>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>70%</th>
<th>80%</th>
<th>90%</th>
<th>100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 30 percent</td>
<td>48.0%</td>
<td></td>
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</tr>
<tr>
<td>30.0 to 49.9 percent</td>
<td>19.8%</td>
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</tr>
<tr>
<td>50.0 percent or more</td>
<td>29.8%</td>
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<td></td>
</tr>
<tr>
<td>Median Percent of Costs to Income</td>
<td>30.9%</td>
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</tbody>
</table>

Cost Burdened (>30%) by Age of Owner

| Share of Owners 15 to 24 years | 0.9% | | | | | | | | | | |
| - Percent Cost Burdened | 40.2% | | | | | | | | | | |
| Share of Owners 25 to 34 years | 9.9% | | | | | | | | | | |
| - Percent Cost Burdened | 29.8% | | | | | | | | | | |
| Share of Owners 35 to 64 years | 52.2% | | | | | | | | | | |
| - Percent Cost Burdened | 36.2% | | | | | | | | | | |
| Share of Owners 65 Yrs + | 37.0% | | | | | | | | | | |
| - Percent Cost Burdened | 43.8% | | | | | | | | | | |
| All Ages - Percent Cost Burdened | 38.9% | | | | | | | | | | |

Gross Rent as a Share of Income**

| Share of Renter Households | 71.0% | | | | | | | | | | |
| Less than 30 percent | 34.0% | | | | | | | | | | |
| 30.0 to 49.9 percent | 45.4% | | | | | | | | | | |
| 50.0 percent or more | 10.5% | | | | | | | | | | |
| Median Percent of Rent to Income | 48.7% | | | | | | | | | | |

Cost Burdened (>30%) by Age of Renter

| Share of renters 15 to 24 years | 4.1% | | | | | | | | | | |
| - Percent Cost Burdened | 64.4% | | | | | | | | | | |
| Share of renters 25 to 34 years | 58.6% | | | | | | | | | | |
| - Percent Cost Burdened | 51.4% | | | | | | | | | | |
| Share of renters 35 to 64 years | 51.4% | | | | | | | | | | |
| - Percent Cost Burdened | 61.9% | | | | | | | | | | |
| Share of renters 65 Yrs + | 19.8% | | | | | | | | | | |
| - Percent Cost Burdened | 60.7% | | | | | | | | | | |
| All Ages - Percent Cost Burdened | 61.0% | | | | | | | | | | |

Median Ratio-Renter Costs/Income | 38.3% | | | | | | | | | | |

Median Mthly Owner Costs with/without a Mortgage (2016 $)

<table>
<thead>
<tr>
<th>0</th>
<th>300</th>
<th>600</th>
<th>900</th>
<th>1,200</th>
<th>1,500</th>
<th>1,800</th>
<th>2,100</th>
<th>2,400</th>
<th>2,700</th>
<th>3,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Selected Owner Costs w Mortgage</td>
<td>1,988</td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Selected Owner Costs w/o Mortgage</td>
<td>669</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Median Gross Rent (2015 $)</td>
<td>1,080</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* The ratio for this calculation includes only owner households with a mortgage.

** The ratio could not be calculated for less than 2% of households with a mortgage and about 7% of renter households in both 2000 and 2014.

Data Sources: 2016 ACS 5-year estimates (Released December, 2017); 2011 ACS 5-year estimates (Released December, 2012)
**Housing Costs of District 6**

**Home Values and as a Share of Countywide Values**
- Value - 25th Percentile: 155,834
- Median Value: 232,485
- Value - 75th Percentile: 336,922

**Ratio of Ownership costs to Income**
- Housing Units with a Mortgage: 56.8%
  - Less than 30 percent: 48.4%
  - 30.0 to 49.9 percent: 25.1%
  - 50.0 percent or more: 25.6%
- Median Percent of Costs to Income: 30.6%

**Cost Burdened (>30%) by Age of Owner**
- Share of Owners 15 to 24 years: 0.7%
  - Percent Cost Burdened: 61.3%
- Share of Owners 25 to 34 years: 5.5%
  - Percent Cost Burdened: 25.6%
- Share of Owners 35 to 64 years: 53.3%
  - Percent Cost Burdened: 39.1%
- Share of Owners 65 Yrs +: 40.5%
  - Percent Cost Burdened: 38.7%
- All Ages - Percent Cost Burdened: 38.4%

**Gross Rent as a Share of Income**
- Share of Renter Households: 53.8%
  - Less than 30 percent: 27.5%
  - 30.0 to 49.9 percent: 59.5%
  - 50.0 percent or more: 6.5%
- Median Percent of Rent to Income: 44.5%

**Cost Burdened (>30%) by Age of Renter**
- Share of renters 15 to 24 years: 2.9%
  - Percent Cost Burdened: 65.0%
- Share of renters 25 to 34 years: 63.5%
  - Percent Cost Burdened: 60.8%
- Share of renters 35 to 64 years: 60.8%
  - Percent Cost Burdened: 65.9%
- Share of renters 65 Yrs +: 20.5%
  - Percent Cost Burdened: 70.1%
- All Ages - Percent Cost Burdened: 66.4%

**Median Ratio-Renter Costs/Income**: 44.8%

**Median Mthly Owner Costs with/without a Mortgage (2016 $)**
- Selected Owner Costs w Mortgage: 1,729
- Selected Owner Costs w/o Mortgage: 513
- Median Gross Rent (2015 $): 1,061

*The ratio for this calculation includes only owner households with a mortgage.

**The ratio could not be calculated for less than 2% of households with a mortgage and about 7% of renter households in both 2000 and 2014.**

*Data Sources: 2016 ACS 5-year estimates (Released December, 2017); 2011 ACS 5-year estimates (Released December, 2012)*
Housing Costs of District 7

**Home Values and as a Share of Countywide Values**
- Value - 25th Percentile: $238,483
- Median Value: $452,322
- Value - 75th Percentile: $849,084

**Ratio of Ownership costs to Income**
- Housing Units with a Mortgage: 58.6%
  - Less than 30 percent: 60.3%
  - 30.0 to 49.9 percent: 19.7%
  - 50.0 percent or more: 19.2%
- Median Percent of Costs to Income: 25.0%

**Cost Burdened (>30%) by Age of Owner**
- Share of Owners 15 to 24 years: 0.7%
  - Percent Cost Burdened: 37.2%
- Share of Owners 25 to 34 years: 6.0%
  - Percent Cost Burdened: 19.2%
- Share of Owners 35 to 64 years: 59.8%
  - Percent Cost Burdened: 30.9%
- Share of Owners 65 Yrs +: 33.5%
  - Percent Cost Burdened: 38.8%
- All Ages - Percent Cost Burdened: 33.2%

**Gross Rent as a Share of Income**
- Share of Renter Households: 40.3%
  - Less than 30 percent: 40.5%
  - 30.0 to 49.9 percent: 83.4%
  - 50.0 percent or more: 9.0%
- Median Percent of Rent to Income: 51.8%

**Cost Burdened (>30%) by Age of Renter**
- Share of renters 15 to 24 years: 6.4%
  - Percent Cost Burdened: 61.0%
- Share of renters 25 to 34 years: 51.4%
  - Percent Cost Burdened: 55.0%
- Share of renters 35 to 64 years: 55.0%
  - Percent Cost Burdened: 50.7%
- Share of renters 65 Yrs +: 15.4%
  - Percent Cost Burdened: 57.9%
- All Ages - Percent Cost Burdened: 52.7%

**Median Ratio-Renter Costs/Income**: 36.0%

**Median Mthly Owner Costs with/without a Mortgage (2016 $)**
- Selected Owner Costs w/ Mortgage: $2,525
- Selected Owner Costs w/o Mortgage: $893
- Median Gross Rent (2015 $): $1,330

*The ratio for this calculation includes only owner households with a mortgage.*

**The ratio could not be calculated for less than 2% of households with a mortgage and about 7% of renter households in both 2000 and 2014.**

Data Sources: 2016 ACS 5-year estimates (Released December, 2017); 2011 ACS 5-year estimates (Released December, 2012)
Housing Costs of District 8

Home Values and as a Share of Countywide Values

<table>
<thead>
<tr>
<th>2016</th>
<th>0%</th>
<th>25%</th>
<th>50%</th>
<th>75%</th>
<th>100%</th>
<th>125%</th>
<th>150%</th>
<th>175%</th>
<th>200%</th>
<th>225%</th>
<th>250%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value - 25th Percentile</td>
<td>149,308</td>
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</tr>
<tr>
<td>Median Value</td>
<td>243,913</td>
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<tr>
<td>Value - 75th Percentile</td>
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<td></td>
<td></td>
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</tr>
</tbody>
</table>

Ratio of Ownership costs to Income**

| Housing Units with a Mortgage | 71.9% | | | | | | | | | | |
| Less than 30 percent | 56.5% | | | | | | | | | | |
| 30.0 to 49.9 percent | 24.6% | | | | | | | | | | |
| 50.0 percent or more | 18.3% | | | | | | | | | | |
| Median Percent of Costs to Income | 26.7% | | | | | | | | | | |

Cost Burdened (>30%) by Age of Owner

| Share of Owners 15 to 24 years | 0.6% | | | | | | | | | | |
| - Percent Cost Burdened | 50.0% | | | | | | | | | | |
| Share of Owners 25 to 34 years | 9.5% | | | | | | | | | | |
| - Percent Cost Burdened | 18.3% | | | | | | | | | | |
| Share of Owners 35 to 64 years | 68.2% | | | | | | | | | | |
| - Percent Cost Burdened | 35.4% | | | | | | | | | | |
| Share of Owners 65 Yrs + | 21.7% | | | | | | | | | | |
| - Percent Cost Burdened | 36.0% | | | | | | | | | | |
| All Ages - Percent Cost Burdened | 36.2% | | | | | | | | | | |

Gross Rent as a Share of Income**

| Share of Renter Households | 30.9% | | | | | | | | | | |
| Less than 30 percent | 33.8% | | | | | | | | | | |
| 30.0 to 49.9 percent | 55.2% | | | | | | | | | | |
| 50.0 percent or more | 10.7% | | | | | | | | | | |
| Median Percent of Rent to Income | 55.1% | | | | | | | | | | |

Cost Burdened (>30%) by Age of Renter

| Share of renters 15 to 24 years | 4.2% | | | | | | | | | | |
| - Percent Cost Burdened | 70.3% | | | | | | | | | | |
| Share of renters 25 to 34 years | 61.5% | | | | | | | | | | |
| - Percent Cost Burdened | 60.9% | | | | | | | | | | |
| Share of renters 35 to 64 years | 60.9% | | | | | | | | | | |
| - Percent Cost Burdened | 57.3% | | | | | | | | | | |
| Share of renters 65 Yrs + | 12.1% | | | | | | | | | | |
| - Percent Cost Burdened | 55.5% | | | | | | | | | | |
| All Ages - Percent Cost Burdened | 58.6% | | | | | | | | | | |

Median Ratio-Renter Costs/Income | 38.4% | | | | | | | | | | |

Median Mthly Owner Costs with/without a Mortgage (2016 $)

| Selected Owner Costs w Mortgage | 1,819 | | | | | | | | | | |
| Selected Owner Costs w/o Mortgage | 638 | | | | | | | | | | |

Median Gross Rent (2015 $) | 1,219 | | | | | | | | | | |

* The ratio for this calculation includes only owner households with a mortgage.
** The ratio could not be calculated for less than 2% of households with a mortgage and about 7% of renter households in both 2000 and 2014.

Data Sources: 2016 ACS 5-year estimates (Released December, 2017); 2011 ACS 5-year estimates (Released December, 2012)
Housing Costs of District 9

Home Values and as a Share of Countywide Values

<table>
<thead>
<tr>
<th>Year</th>
<th>0%</th>
<th>25%</th>
<th>50%</th>
<th>75%</th>
<th>100%</th>
<th>125%</th>
<th>150%</th>
<th>175%</th>
<th>200%</th>
<th>225%</th>
<th>250%</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Value - 25th Percentile</td>
<td>113,404</td>
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<td></td>
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<td></td>
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<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Median Value</td>
<td>168,810</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Value - 75th Percentile</td>
<td>238,696</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

Ratio of Ownership costs to income**

- **Housing Units with a Mortgage**: 71.6%
  - Less than 30 percent: 53.5%
  - 30.0 to 49.9 percent: 23.7%
  - 50.0 percent or more: 22.2%
- **Median Percent of Costs to Income**: 27.7%

Cost Burdened (>30%) by Age of Owner

- Share of Owners 15 to 24 years: 0.4%
  - Percent Cost Burdened: 68.8%
- Share of Owners 25 to 34 years: 9.0%
  - Percent Cost Burdened: 22.2%
- Share of Owners 35 to 64 years: 68.0%
  - Percent Cost Burdened: 38.1%
- Share of Owners 65 Yrs +: 22.7%
  - Percent Cost Burdened: 35.8%
- All Ages - Percent Cost Burdened: 37.2%

Gross Rent as a Share of Income**

- Share of Renter Households: 43.9%
  - Less than 30 percent: 30.7%
  - 30.0 to 49.9 percent: 58.6%
  - 50.0 percent or more: 11.5%
- Median Percent of Rent to Income: 62.1%

Cost Burdened (>30%) by Age of Renter

- Share of renters 15 to 24 years: 3.3%
  - Percent Cost Burdened: 62.6%
- Share of renters 25 to 34 years: 63.0%
  - Percent Cost Burdened: 58.4%
- Share of renters 35 to 64 years: 63.5%
  - Percent Cost Burdened: 63.5%
- Share of renters 65 Yrs +: 12.4%
  - Percent Cost Burdened: 66.0%
- All Ages - Percent Cost Burdened: 63.6%
- Median Ratio-Renter Costs/Income: 42.6%

Median Mhly Owner Costs with/without a Mortgage (2016 $)

- Selected Owner Costs w Mortgage: 1,551
- Selected Owner Costs w/o Mortgage: 446
- Median Gross Rent (2015 $): 1,083

* The ratio for this calculation includes only owner households with a mortgage.
** The ratio could not be calculated for less than 2% of households with a mortgage and about 7% of renter households in both 2000 and 2014.

Data Sources: 2016 ACS 5-year estimates (Released December, 2017); 2011 ACS 5-year estimates (Released December, 2012)
Housing Costs of District 10

**Home Values and as a Share of Countywide Values**

- Value - 25th Percentile: 156,792
- Median Value: 228,265
- Value - 75th Percentile: 304,323

**Ratio of Ownership costs to income**

- Housing Units with a Mortgage: 63.5%
  - Less than 30 percent: 52.6%
  - 30.0 to 49.9 percent: 24.1%
  - 50.0 percent or more: 22.8%
- Median Percent of Costs to Income: 28.0%

**Cost Burdened (>30%) by Age of Owner**

- Share of Owners 15 to 24 years: 0.2%
  - Percent Cost Burdened: 38.9%
- Share of Owners 25 to 34 years: 5.8%
  - Percent Cost Burdened: 22.8%
- Share of Owners 35 to 64 years: 58.0%
  - Percent Cost Burdened: 36.0%
- Share of Owners 65 Yrs +
  - Percent Cost Burdened: 35.9%
- All Ages - Percent Cost Burdened: 36.9%

**Gross Rent as a Share of Income**

- Share of Renter Households: 33.4%
  - Less than 30 percent: 29.7%
  - 30.0 to 49.9 percent: 56.5%
  - 50.0 percent or more: 6.4%
- Median Percent of Rent to Income: 45.9%

**Cost Burdened (>30%) by Age of Renter**

- Share of renters 15 to 24 years: 3.5%
  - Percent Cost Burdened: 52.4%
- Share of renters 25 to 34 years: 64.3%
  - Percent Cost Burdened: 62.0%
- Share of renters 35 to 64 years: 62.0%
  - Percent Cost Burdened: 62.0%
- Share of renters 65 Yrs +
  - Percent Cost Burdened: 16.5%
- All Ages - Percent Cost Burdened: 63.7%

**Median Ratio-Renter Costs/Income**: 43.6%

**Median Mthly Owner Costs with/without a Mortgage (2016 $)**

- Selected Owner Costs w Mortgage: 1,645
- Selected Owner Costs w/o Mortgage: 511

**Median Gross Rent (2015 $)**: 1,317

* The ratio for this calculation includes only owner households with a mortgage.

** The ratio could not be calculated for less than 2% of households with a mortgage and about 7% of renter households in both 2000 and 2014.

Data Sources: 2016 ACS 5-year estimates (Released December, 2017); 2011 ACS 5-year estimates (Released December, 2012)
Housing Costs of District 11

**Home Values and as a Share of Countywide Values**
- Value - 25th Percentile: 169,453
- Median Value: 243,988
- Value - 75th Percentile: 325,475

**Ratio of Ownership costs to Income**
- Housing Units with a Mortgage: 74.1%
  - Less than 30 percent: 50.6%
  - 30.0 to 49.9 percent: 25.9%
  - 50.0 percent or more: 22.1%
- Median Percent of Costs to Income: 28.7%

**Cost Burdened (>30%) by Age of Owner**
- Share of Owners 15 to 24 years: 0.6%
  - Percent Cost Burdened: 53.5%
- Share of Owners 25 to 34 years: 6.9%
  - Percent Cost Burdened: 22.1%
- Share of Owners 35 to 64 years: 70.6%
  - Percent Cost Burdened: 39.7%
- Share of Owners 65 Yrs +: 21.8%
  - Percent Cost Burdened: 44.5%
- All Ages - Percent Cost Burdened: 40.6%

**Gross Rent as a Share of Income**
- Share of Renter Households: 30.2%
  - Less than 30 percent: 29.9%
  - 30.0 to 49.9 percent: 78.6%
  - 50.0 percent or more: 10.1%
- Median Percent of Rent to Income: 61.6%

**Cost Burdened (>30%) by Age of Renter**
- Share of renters 15 to 24 years: 3.5%
  - Percent Cost Burdened: 57.1%
- Share of renters 25 to 34 years: 62.4%
  - Percent Cost Burdened: 64.2%
- Share of renters 35 to 64 years: 64.2%
  - Percent Cost Burdened: 63.5%
- Share of renters 65 Yrs +: 11.8%
  - Percent Cost Burdened: 69.1%
- All Ages - Percent Cost Burdened: 63.7%

**Median Ratio-Renter Costs/Income**: 42.6%

**Median Mthly Owner Costs with/without a Mortgage (2016 $)**
- Selected Owner Costs w/ Mortgage: 1,818
- Selected Owner Costs w/o Mortgage: 594
- Median Gross Rent (2015 $): 1,400

*The ratio for this calculation includes only owner households with a mortgage.

**The ratio could not be calculated for less than 2% of households with a mortgage and about 7% of renter households in both 2000 and 2014.

Data Sources: 2016 ACS 5-year estimates (Released December, 2017); 2011 ACS 5-year estimates (Released December, 2012)
**Housing Costs of District 12**

### Home Values and as a Share of Countywide Values

- Value - 25th Percentile: 108,646
- Median Value: 185,605
- Value - 75th Percentile: 288,701

### Ratio of Ownership costs to Income**

- Housing Units with a Mortgage: 68.5%
  - Less than 30 percent: 52.0%
  - 30.0 to 49.9 percent: 23.6%
  - 50.0 percent or more: 23.1%
- Median Percent of Costs to Income: 28.2%

### Cost Burdened (>30%) by Age of Owner

- Share of Owners 15 to 24 years: 0.5%
  - Percent Cost Burdened: 51.2%
- Share of Owners 25 to 34 years: 6.1%
  - Percent Cost Burdened: 23.1%
- Share of Owners 35 to 64 years: 68.0%
  - Percent Cost Burdened: 37.1%
- Share of Owners 65 Yrs+: 25.3%
  - Percent Cost Burdened: 42.4%
- All Ages - Percent Cost Burdened: 38.7%

### Gross Rent as a Share of Income**

- Share of Renter Households: 45.1%
  - Less than 30 percent: 30.3%
  - 30.0 to 49.9 percent: 70.1%
  - 50.0 percent or more: 10.4%
- Median Percent of Rent to Income: 65.4%

### Cost Burdened (>30%) by Age of Renter

- Share of renters 15 to 24 years: 2.1%
  - Percent Cost Burdened: 75.5%
- Share of renters 25 to 34 years: 56.2%
  - Percent Cost Burdened: 63.8%
- Share of renters 35 to 64 years: 63.8%
  - Percent Cost Burdened: 64.7%
- Share of renters 65 Yrs+: 15.1%
  - Percent Cost Burdened: 63.1%
- All Ages - Percent Cost Burdened: 63.1%

### Median Ratio-Renter Costs/Income

- Median Ratio-Renter Costs/Income: 42.6%

### Median Mthly Owner Costs with/without a Mortgage (2016 $)

- Selected Owner Costs w Mortgage: 1,467
- Selected Owner Costs w/o Mortgage: 489

### Median Gross Rent (2015 $)

- Median Gross Rent: 1,338

---

* The ratio for this calculation includes only owner households with a mortgage.
** The ratio could not be calculated for less than 2% of households with a mortgage and about 7% of renter households in both 2000 and 2014.

*Data Sources: 2016 ACS 5-year estimates (Released December, 2017); 2011 ACS 5-year estimates (Released December, 2012)*
# Housing Costs of District 13

### Home Values and as a Share of Countywide Values

<table>
<thead>
<tr>
<th>Value - 25th Percentile</th>
<th>Value - Median</th>
<th>Value - 75th Percentile</th>
</tr>
</thead>
<tbody>
<tr>
<td>139,054</td>
<td>210,277</td>
<td>294,432</td>
</tr>
</tbody>
</table>

### Ratio of Ownership costs to income

- **Housing Units with a Mortgage**: 63.8%
  - Less than 30 percent: 48.9%
  - 30.0 to 49.9 percent: 23.9%
  - 50.0 percent or more: 26.0%
- **Median Percent of Costs to Income**: 30.5%

### Cost Burdened (>30%) by Age of Owner

- **Share of Owners 15 to 24 years**: 0.5%
  - Percent Cost Burdened: 26.7%
- **Share of Owners 25 to 34 years**: 5.8%
  - Percent Cost Burdened: 26.0%
- **Share of Owners 35 to 64 years**: 63.9%
  - Percent Cost Burdened: 38.4%
- **Share of Owners 65 Yrs +**: 29.8%
  - Percent Cost Burdened: 43.2%
- **All Ages - Percent Cost Burdened**: 39.7%

### Gross Rent as a Share of Income

- **Share of Renter Households**: 46.5%
  - Less than 30 percent: 29.1%
  - 30.0 to 49.9 percent: 61.6%
  - 50.0 percent or more: 8.5%
- **Median Percent of Rent to Income**: 62.4%

### Cost Burdened (>30%) by Age of Renter

- **Share of renters 15 to 24 years**: 3.4%
  - Percent Cost Burdened: 49.3%
- **Share of renters 25 to 34 years**: 62.5%
  - Percent Cost Burdened: 57.8%
- **Share of renters 35 to 64 years**: 57.8%
  - Percent Cost Burdened: 62.0%
- **Share of renters 65 Yrs +**: 20.7%
  - Percent Cost Burdened: 69.3%
- **All Ages - Percent Cost Burdened**: 63.2%

### Median Ratio-Renter Costs/Income

- 44.0%

### Median Mhly Owner Costs with/without a Mortgage (2016 $)

- Selected Owner Costs w Mortgage: 1,654
- Selected Owner Costs w/o Mortgage: 495
- Median Gross Rent (2015 $): 1,107

*The ratio for this calculation includes only owner households with a mortgage.

**The ratio could not be calculated for less than 2% of households with a mortgage and about 7% of renter households in both 2000 and 2014.

Data Sources: 2016 ACS 5-year estimates (Released December, 2017); 2011 ACS 5-year estimates (Released December, 2012)
Miami-Dade County

Department of Regulatory and Economic Resources

Jack Osterholt, Director
Lourdes Gomez, Deputy Director
Jerry Bell, Assistant Director for Planning

Planning Research and Economic Analysis Section

Manuel Armada, Chief
Robert Hesler
John Lucas
Dany Martinez
Shereen Andrasek
Freenette Williams

Judith Charles
Zhijun Tan
Fui Ting Phang
Antoaneta Angelova
Angel Rivera

Stephen P. Clark Center, Suite 1220 111 NW First Street
Miami, Florida 33128-1972 (305) 375-2845

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Data Sources: 2011 & 2016 ACS 5-year Estimates