

## 2024 Median & Average Sales Price and Payment in Lieu for Properties Built and Sold After 2014 in 2024 Dollars

MSA	Multifamily			Single Family		
	Number of MultiFamily Properties Sold	Median	In Lieu Payment	Number of Single Family Properties Sold	Median	In Lieu Payment
1.1	2,023	3,274,142	528,190	75	3,900,000	\$372,965
1.2	172	2,730,000	528,190	95	4,550,364	\$372,965
1.3	2,405	1,000,000	528,190	446	4,485,866	\$372,965
2.1	2,684	725,000	528,190	192	720,000	\$372,965
2.2	121	241,000	310,190	1,585	506,115	\$343,115
2.3	679	253,250	310,190	153	480,856	\$317,856
2.4	410	227,250	310,190	924	517,696	\$354,696
3.1	452	275,000	310,190	3,821	540,861	\$372,965
3.2	6,236	458,978	310,190	3,548	760,000	\$372,965
4.1	1,314	474,847	311,847	205	1,050,000	\$372,965
4.2	379	282,408	310,190	529	400,391	\$237,391
4.3	485	250,000	310,190	33	545,000	\$372,965
4.4	24	225,000	310,190	20	672,500	\$372,965
4.5	272	467,424	310,190	-	-	\$154,965
4.6	524	245,000	310,190	11	460,000	\$297,000
4.7	8,860	810,563	528,190	16	1,925,000	\$372,965
5.1	1,295	285,000	310,190	40	599,500	\$372,965
5.2	7,494	824,800	528,190	181	1,250,012	\$372,965
5.3	4,131	856,185	528,190	555	1,375,000	\$372,965
5.4	20	365,000	310,190	166	750,000	\$372,965
5.5	568	290,000	310,190	322	950,000	\$372,965
5.6	28	392,500	310,190	574	3,481,715	\$372,965
5.7	508	228,000	310,190	68	1,125,000	\$372,965
5.8	64	275,000	310,190	104	570,000	\$372,965
6.1	32	305,000	310,190	1,009	690,000	\$372,965
6.2	1,835	363,481	310,190	2,389	523,000	\$360,000
7.1	442	276,430	310,190	3,224	478,764	\$315,764
7.2	26	262,000	310,190	2,301	532,901	\$369,901
7.3	69	217,500	310,190	1,018	563,296	\$372,965
7.4	1,261	259,513	310,190	5,416	447,478	\$284,478
7.5	5	226,250	310,190	2,807	426,001	\$263,001
7.6	-	-	310,190	6	795,000	\$372,965
<b>Countywide</b>	<b>44,818</b>	<b>\$691,190</b>		<b>31,827</b>	<b>\$535,965</b>	

Source: Miami-Dade County Property Appraiser GIS layer Accessed by the Miami-Dade County, Department of Regulatory and Economic Resources, Planning Research and Economic Analysis Section, **December 2024**.

\* The sold properties included in this analysis were those where the property ownership transfers are identified by the Miami-Dade County Property Appraiser's Office (12/24) with a Qualification Code of 01 or 02; meaning transfers qualified as arms' length and are included in sales ratio analysis. **Townhomes are included with single family.**

\* The maximum sales prices (PITI) were calculated using Bankrate.com with a 6.6% interest rate (Federal Reserve Bank of St. Louis) amortized over 30 years utilizing a 5% downpayment with \$300/month in property taxes and \$400/month in homeowner's insurance. The monthly housing expense (MHE) is approximately 25% debt-to-income ratio to allow for PMI and HOA fees, and the resulting mortgage value is rounded to the nearest \$10,000.