

**2026 Median Sales Price and Payment in Lieu for Properties Built between 2015 and 2025 in 2025 Dollars:
(Townhouses included with Single Family)**

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	2,031	4,423,421	367,076	69	4,614,562	\$344,653
1.2	116	6,041,745	367,076	95	5,220,873	\$344,653
1.3	2,754	3,234,400	367,076	455	6,823,331	\$344,653
2.1	2,719	1,171,937	367,076	221	1,649,746	\$344,653
2.2	121	105,821	122,076	1,454	522,036	\$338,036
2.3	729	370,000	186,000	157	448,003	\$264,003
2.4	414	289,159	122,076	1,096	558,213	\$344,653
3.1	811	323,000	139,000	3,651	554,031	\$344,653
3.2	6,548	490,369	306,369	3,435	795,940	\$344,653
4.1	1,248	666,509	367,076	232	1,847,718	\$344,653
4.2	376	342,545	158,545	604	410,712	\$226,712
4.3	710	345,020	161,020	35	568,529	\$344,653
4.4	24	64,879	122,076	18	674,497	\$344,653
4.5	272	483,428	299,428	-	-	\$99,653
4.6	624	120,171	122,076	18	508,652	\$324,652
4.7	9,283	863,254	367,076	15	14,645,566	\$344,653
5.1	2,083	394,265	210,265	47	779,741	\$344,653
5.2	6,885	890,686	367,076	199	2,213,463	\$344,653
5.3	3,976	1,144,601	367,076	603	2,043,989	\$344,653
5.4	23	579,178	367,076	176	1,095,631	\$344,653
5.5	568	700,318	367,076	349	1,520,970	\$344,653
5.6	28	1,726,213	367,076	609	4,201,905	\$344,653
5.7	508	51,410	122,076	78	1,020,156	\$344,653
5.8	59	345,243	161,243	109	587,216	\$344,653
6.1	33	472,447	288,447	1,001	747,660	\$344,653
6.2	1,438	394,210	210,210	2,195	515,307	\$331,307
7.1	418	282,493	122,076	3,179	489,813	\$305,813
7.2	50	590,000	367,076	2,926	523,922	\$339,922
7.3	102	405,121	221,121	1,240	550,002	\$344,653
7.4	1,263	272,973	122,076	5,533	463,896	\$279,896
7.5	5	140,064	122,076	4,605	435,727	\$251,727
7.6	-	-	122,076	68	710,692	\$344,653
Countywide	46,219	\$551,076		34,472	\$528,653	

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, February 2026.

* 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 (02/26) 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 with a 6.06% interest rate amortized over 30 years utilizing a 5% downpayment with 1% for property taxes and 1.3% for homeowner's insurance. The monthly housing expense (MHE) is 25% debt-to-income ratio to allow for PMI and HOA fees, and the resulting mortgage value is rounded to the nearest \$1,000.