

Miami HOA fees on townhouses and villas

The fees displayed are only as accurate as the brokerage that provided them in its individual listings through the multiple listing service. Information is deemed to be reliable but not guaranteed.

HEADLINE OPTIONS

1. The typical Miami townhouse or villa for sale carries a \$195-a-month homeowners association fee, 35% below the South Florida median
2. 5.5% of Miami townhouses and villas on the market ask \$500 or more a month in fees; 51.4% stay under \$200
3. Miami townhouses and villas built since 2005 carry fees 12% higher than communities from before 1995

LEDE

MIAMI, Fla., September 7, 2026 - The median monthly homeowners association fee across the 327 townhouses and villas listed for sale in Miami is \$195, with half of the listings between \$138 and \$292 a month, according to a daily analysis of BeachesMLS listing data by PBP Real Estate. That is 35% below the five-county South Florida median of \$300, and ranks Miami 32 of 34 cities.

NUT GRAF

Per square foot, the median Miami townhouse or villa fee is \$0.13 a month on a median home of 1,504 square feet; at the median asking price of \$490K, a year of fees equals 0.48% of the price. 5.5% of listings ask \$500 or more a month and 51.4% under \$200. 0% of listings report two association layers (a master and a sub-association); 3.1% are billed quarterly and shown here as monthly equivalents. Agent-written remarks mention a special assessment on 0.3% of listings, describe one as pending or payable by the buyer on 0%, and mention a mandatory club or membership on 0%. Communities completed since 2005 carry a median fee of \$216 against \$192 for those completed before 1995. 8.3% of the listings are entered as single-level villas, the rest as townhouses; one property type, reported together.

FACT BOX

Active townhouse or villa listings, Miami	385 (327 with a usable fee after the 1% trim)	September 7, 2026
Median monthly homeowners association fee	\$195	September 7, 2026
Middle half of listings (25th to 75th percentile)	\$138 to \$292	September 7, 2026
Median fee per square foot per month	\$0.13 (median home 1,504 sq ft)	September 7, 2026

A year of fees as a share of the median asking price	0.48% (asking \$490K)	September 7, 2026
Listings asking \$500 or more a month / under \$200	5.5% / 51.4%	September 7, 2026
Two association layers reported (master + sub)	0% (0)	September 7, 2026
Billed quarterly (converted to monthly)	3.1%	September 7, 2026
Remarks mention a special assessment / pending or buyer-paid	0.3% / 0%	September 7, 2026
Remarks mention a mandatory club or membership	0%	September 7, 2026
South Florida median (34 cities, five counties)	\$300; Miami ranks 32 of 34	September 7, 2026
Median fee, built 2005 or later / built before 1995	\$216 (219 listings) / \$192 (78 listings)	September 7, 2026

QUOTABLE DATA POINTS

"The median townhouse or villa listed for sale in Miami carries a monthly homeowners association fee of \$195, 35% below the five-county South Florida median of \$300."

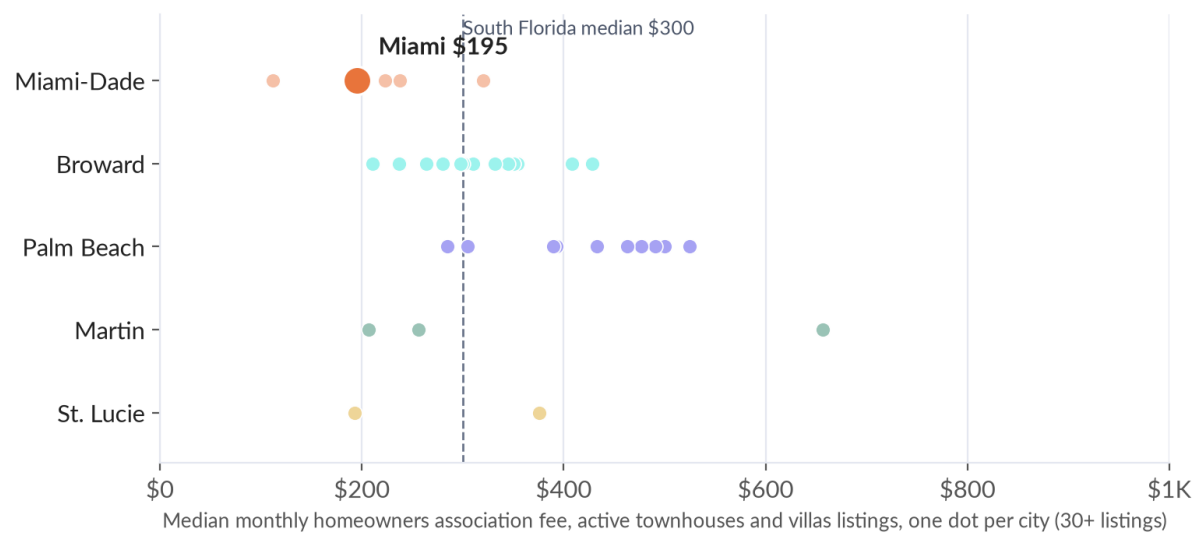
"5.5 percent of Miami townhouses and villas on the market ask \$500 or more a month in fees; 51.4 percent stay under \$200."

"In Miami, a townhouse or villa completed since 2005 carries a median fee of \$216 a month, against \$192 for one completed before 1995."

Attribute to: PBP Real Estate analysis of BeachesMLS listing data.

CHARTS

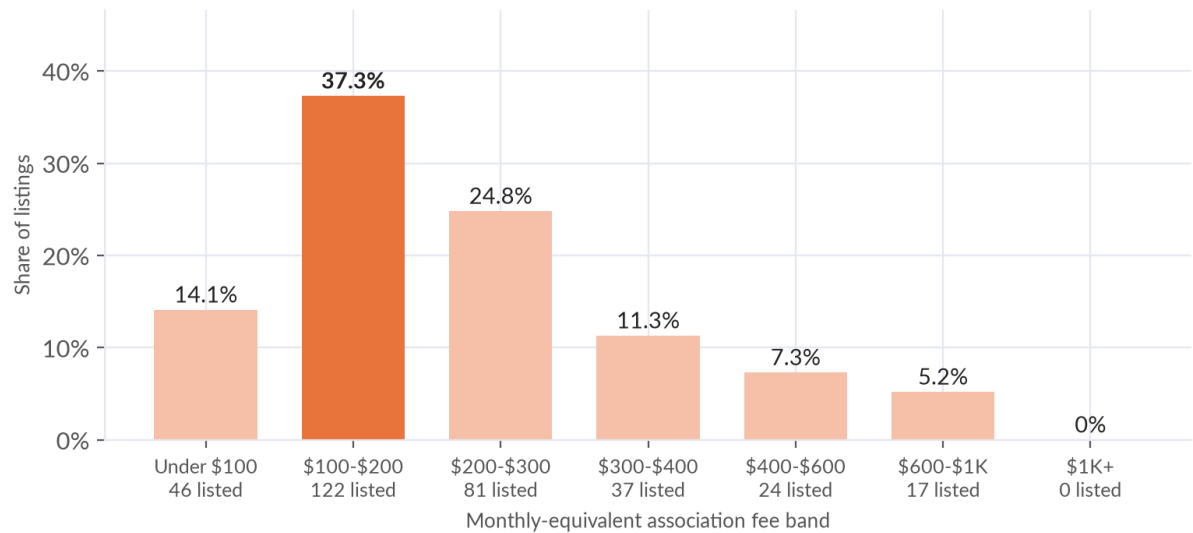
Miami HOA fees on townhouses and villas sit 35% below the South Florida median



Source: BeachesMLS, listings permitted for internet display, via PBP Real Estate's brokerage feed. As of September 7, 2026. Not verified for authenticity or accuracy; may not reflect all real estate activity in the market.

Median monthly homeowners association fee, Miami against every South Florida city with 30 or more active townhouse or villa listings, grouped by county, September 7, 2026. Source: BeachesMLS via PBP Real Estate.

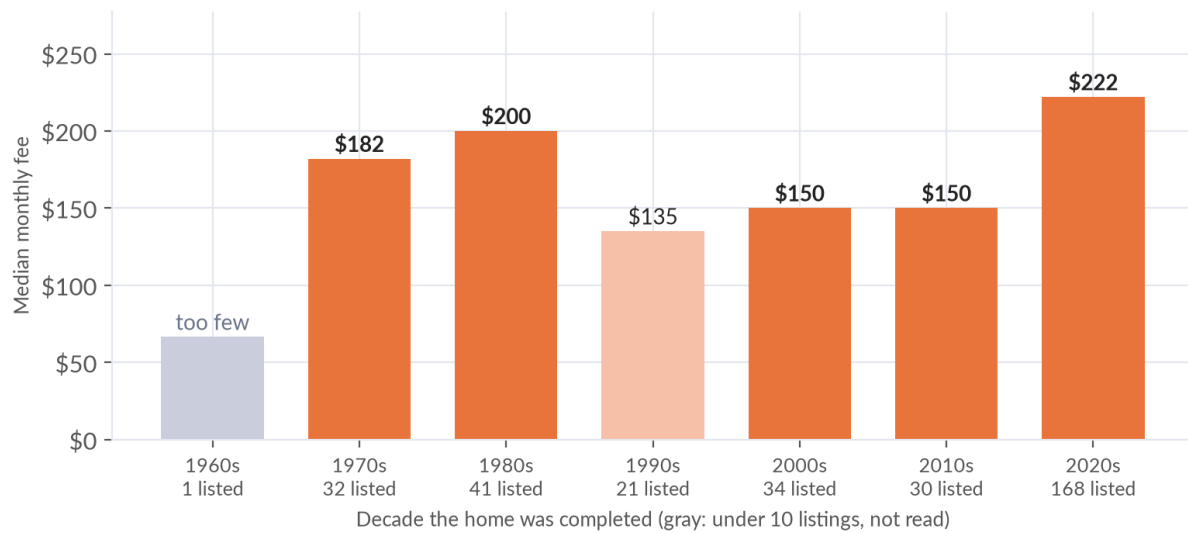
37.3% of Miami townhouses and villas for sale carry a fee of \$100 to \$200 a month



Source: BeachesMLS, listings permitted for internet display, via PBP Real Estate's brokerage feed. As of September 7, 2026. Not verified for authenticity or accuracy; may not reflect all real estate activity in the market.

Share of active Miami townhouse or villa listings by monthly-equivalent homeowners association fee band, September 7, 2026. Source: BeachesMLS via PBP Real Estate.

Miami townhouses and villas built since 2005 ask 12% more in fees than those built before 1995



Source: BeachesMLS, listings permitted for internet display, via PBP Real Estate's brokerage feed. As of September 7, 2026. Not verified for authenticity or accuracy; may not reflect all real estate activity in the market.

Median monthly-equivalent homeowners association fee for active Miami townhouses and villas by decade the home was completed, September 7, 2026. Decades under 10 listings shown gray and not read. Source: BeachesMLS via PBP Real Estate.

METHODOLOGY

Method: medians and percentiles over active townhouse or villa listings in Miami permitted for internet display in PBP Real Estate's BeachesMLS data feed, snapshotted daily at about 5:00 AM Eastern; this kit reflects listings as of September 7, 2026. Fees are as entered by each listing office and converted to a monthly equivalent by the stated billing frequency (quarterly divided by three, semi-annual by six, annual by twelve); listings with a fee but no stated frequency are excluded (0 today). Where the MLS carries a second association fee, the two layers are summed and the second layer is reported separately. Per city, listings below the 1st or above the 99th percentile of monthly fee are trimmed as likely data-entry errors (4 today). Special assessment, membership and related shares are keyword classifications of agent-written public remarks and are not verified. Townhouses and villas are one property type and are reported together; a listing is included only when its tax legal description does not record a condominium (platted-lot legals are homeowners association parcels). Townhouses and villas organized as condominiums are reported in the Condo Fee Index. Cities need 30 or more listings with a usable fee to be reported; decades with fewer than 10 listings are not read. Nothing here is an opinion of value about any property or a statement about any specific association's finances. The fees displayed are only as accurate as the brokerage that provided them in its individual listings through the multiple listing service. Information is deemed to be reliable but not guaranteed. Figures refresh every morning at <https://www.pbprealestate.com/hoa-fees-miami/>. Attribution: PBP Real Estate analysis of BeachesMLS listing data. This data is not verified for authenticity or accuracy and may not reflect all real estate activity in the market. Based on information (c) 2026 BeachesMLS, Inc. Equal Housing Opportunity.

CONTACT

Questions, a number for a story, or a licensed quote: Gia Freer, Broker of Record (Lic. BK689801), PBP Real Estate, LLC, 700 NW 7th Dr, Boca Raton, FL 33486. 561-395-8418, info@pbpre.com, same-day response Monday to Saturday. Reuse of figures and charts is free with attribution to PBP Real Estate analysis of BeachesMLS data.