

1stFlorida.com

Miami-Dade County

A FLORIDA COUNTY GUIDE · SOUTH FLORIDA & THE KEYS

The full guide: 1stflorida.com/counties/miami-dade · 1stFlorida.com is privately owned and is not affiliated with Florida state or county government.

REGION

South Florida & the Keys

COMMUNITIES TO START WITH

Miami, Miami Beach, Coral Gables, Homestead

PRINTED

October 6, 2026

Florida's global city region combines finance, trade, culture, universities, dense urban neighborhoods, broad suburbs, agriculture and Biscayne Bay.

Miami-Dade is not a single-city decision. The urban core, Miami Beach, Coral Gables, Doral, northern municipalities, Kendall-area suburbs and the agricultural communities around Homestead can differ dramatically in housing, language, transportation, flood exposure and daily pace.

International trade, finance, aviation, healthcare, hospitality, higher education, construction and creative industries support a large and varied employment base. Travel may involve I-95, Florida's Turnpike, the Palmetto or Dolphin expressways, Metrorail, Tri-Rail or Brightline, so the most useful housing search begins with a real work and family route.

A scouting trip should compare at least two distinct corridors and include transit when it could replace a car trip. Verify flood and storm-surge information separately, price condo or association obligations, and test ordinary errands in the language, traffic and neighborhood setting you would experience every week.

Lifestyle: International city · Culture · Commerce

Miami-Dade County by the numbers

Population Census estimate	2,738,356	At the last full count 2020 Census	2,701,767
Median age	40.7	Aged 65 and over	16.9%
Under 18	20.0%	Median household income	\$71,753
Median home value what owners estimate	\$463,000	Homeownership	52.2%
People per household	2.76	Average commute	30.9 minutes

U.S. Census Bureau, American Community Survey, published January 2026, read September 19, 2026. Survey figures are estimates; median home value is what owners estimate their home is worth, not a sale price.

Communities to compare

Miami

The City of Miami includes downtown and Brickell towers, historic neighborhoods, waterfront districts and extensive residential areas. Compare transit access, parking, condo reserves or assessments, flood exposure and the work route block by block rather than choosing by skyline.

Coral Gables

Coral Gables combines an established planned city, major employers, the University of Miami and strong access to central and south-county destinations. Compare the walkable center with residential sections and verify municipal rules, historic restrictions, trees and storm maintenance.

Miami Beach

Miami Beach offers a dense island city with beaches, historic districts, nightlife and walkable neighborhoods, but it requires careful review of bridge access, flooding, evacuation, building condition and condo finances. Test the mainland connection at the times your household will use it.

Homestead

Homestead is a distinct south-county city near agriculture, the Everglades and access to the Florida Keys. Housing may offer more space, but the commute to central Miami can be substantial; also check storm exposure, insurance and access to specialty healthcare.

Checks before Miami-Dade County becomes the answer

- ☐ **Choose a corridor, not a countywide radius.** Tie the shortlist to the actual job, school, airport, healthcare and family corridor; cross-county travel can dominate the day.
- ☐ **Check flood and storm surge separately.** Miami-Dade's flood-zone map and five storm-surge planning zones answer different questions. Review both for the address.
- ☐ **Use transit as a real test.** If Metrorail, Metromover, bus, Tri-Rail or Brightline could serve the routine, ride the full trip and include walking, parking and transfer time.
- ☐ **Audit the condo, not only the unit.** Review reserves, inspections, insurance, assessments, association records and building condition with qualified professionals before comparing monthly cost.
- ☐ **Map healthcare in the chosen language and network.** Confirm primary, specialty, hospital and insurance-network access from the neighborhood, including language needs and travel during peak periods.
- ☐ **Plan for heat, water and outages.** Evaluate shade, cooling cost, drainage, flood routes, backup power, elevators and household supplies for the building or property.

Questions to answer for Miami-Dade County

Housing spans global city to agricultural edge

Luxury towers, older condos, historic homes, broad suburbs, gated communities and Homestead-area housing cannot be compared on price alone. Building finance, parking, insurance and travel time are core costs.

Work connects Miami to the world

Trade, finance, aviation, healthcare, tourism, media and higher education create strong but distributed employment centers. Airport, port and downtown proximity may matter more than countywide mileage.

Healthcare and education are deep—but not equally close

Jackson Health, UHealth, Baptist Health, FIU, the University of Miami and Miami Dade College form a broad network. Confirm the precise campus, hospital and specialty route from the shortlist.

Multiple transportation systems overlap

Expressways, toll roads and rail can work together, but a trip's first and last mile often determines convenience. Test the complete route rather than relying on a station or interchange nearby.

Water risk requires two map checks

Flood zones reflect flood risk while storm-surge planning zones guide hurricane evacuation planning. Add building elevation, drainage, insurance and road access before making an address-level decision.

Places that reveal the county

Everglades National Park

One and a half million acres across Miami-Dade, Monroe and Collier counties, the third largest national park in the lower forty-eight states.

Pérez Art Museum Miami

A modern and contemporary art museum at 1103 Biscayne Boulevard in Museum Park, opened in December 2013.

Fairchild Tropical Botanic Garden

Eighty-three acres of tropical garden in Coral Gables, surrounded by Matheson Hammock Park and open since 1938.

Phillip and Patricia Frost Museum of Science

A quarter of a million square feet in four connected buildings in Museum Park, downtown Miami, opened on May 8, 2017.

Deering Estate

Four hundred and forty-four acres at Palmetto Bay, the winter place of Charles Deering, brother of the man who built Vizcaya.

Coral Castle Museum

A stone garden at 28655 South Dixie Highway, Homestead, carved by one man working alone over twenty-eight years.

Miami Children's Museum

A children's museum at 980 MacArthur Causeway on Watson Island, in a building of fifty-six and a half thousand square feet.

Vizcaya Museum and Gardens

James Deering's winter house on Biscayne Bay at 3251 South Miami Avenue, built between 1914 and 1923.

Biscayne National Park

A national park that is ninety-five parts water out of a hundred, reached from 9700 Southwest 328th Street, Homestead.

Zoo Miami

Seven hundred and fifty acres southwest of the city on the site of the old Naval Air Station Richmond, with about three hundred and twenty-four acres developed.

Wynwood Walls

An outdoor street art museum at 2516 Northwest 2nd Avenue, made out of the blank warehouse walls of the Wynwood district.

Bill Baggs Cape Florida State Park

Four hundred acres covering the southern third of Key Biscayne, at 1200 South Crandon Boulevard.

HistoryMiami Museum

The regional history museum at 101 West Flagler Street, founded in 1940 and renamed the Museum of Miami on May 7, 2026.

Bayside Marketplace

A waterfront shopping and eating complex at 401 Biscayne Boulevard, opened on April 8, 1987.

Ancient Spanish Monastery

A Cistercian cloister built in Spain between 1133 and 1141, taken apart and rebuilt in North Miami Beach.

Miami Beach Art Deco Historic District

Nine hundred and sixty historic buildings on South Beach, listed on the National Register of Historic Places on May 14, 1979.

Venetian Pool

A public swimming pool carved out of a four-acre limestone quarry in Coral Gables, opened in 1924.

South Beach

The southern end of the barrier island of Miami Beach, between the Atlantic and Biscayne Bay.

Little Havana

A neighborhood running about two and a half miles west from downtown Miami along the river, with Calle Ocho through the middle of it.

Jungle Island

An animal park on Watson Island whose land has been approved for redevelopment, so check before planning a visit.

Beaches in Miami-Dade County

Always verify current parking, fees, water quality, lifeguard coverage and posted rules before leaving.

Sunny Isles Beach

Bal Harbour Beach

North Shore Beach

Miami Beach

South Pointe Park Beach

Crandon Park Beach

Matheson Hammock Park Beach

Haulover Beach

CLOTHING-OPTIONAL SECTION

Expect an officially designated clothing-optional area. Read the current county notice before visiting.

Surfside Beach

Bark Beach

Lummus Park Beach

Historic Virginia Key Beach

Bill Baggs Cape Florida State Park Beach

Homestead Bayfront Park Beach

Where to check

Miami-Dade Transportation & Public Works · Official transit planning, rider information, roads and transportation resources.

miamidade.gov

Miami-Dade Flood Zone Maps · County address-level flood-zone research and map guidance.

miamidade.gov

Miami-Dade Storm Surge Zones · The county's separate hurricane storm-surge planning zones.

miamidade.gov

Miami-Dade Emergency Management · Current evacuation, assistance, alert and preparedness information.

miamidade.gov