

2023 Tax Reassessments Quick Reference

Florida Multifamily



Central Florida

Ratio of
Assessed Value
to Sale Price

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ORANGE COUNTY	
MIN	72%
AVG	81%
MAX	89%
Source: Assessor's Office	

SEMINOLE COUNTY	
MIN	63%
AVG	77%
MAX	86%
Source: Assessor's Office	

OSCEOLA COUNTY	
MIN	72%
AVG	81%
MAX	93%
Source: Assessor's Office	

LAKE COUNTY	
MIN	49%
AVG	69%
MAX	82%
Source: Assessor's Office	

BREVARD COUNTY	
MIN	48%
AVG	61%
MAX	77%
Source: Assessor's Office	

VOLUSIA COUNTY	
MIN	54%
AVG	72%
MAX	90%
Source: Assessor's Office	

ORANGE COUNTY	Comparable Sale	Alta Health Village	Marina Landing	Ascend South Creek	Radius	Sawgrass	Legacy Universal	Winter Park Village	CitiTower	Vida Winter Garden	Lexington at Winter Park	Venue at Winter Park
	Year Built	2022	1990	2021	2021	1989	2021	1969	2017	2021	1971	1972
	Tax Year	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023
	Assessor's Market Value	\$94,135,747	\$48,431,565	\$88,761,224	\$115,587,021	\$43,671,332	\$103,782,033	\$47,942,049	\$76,808,264	\$81,256,849	\$49,189,649	\$82,914,965
	Date of Sale	Dec-22	Dec-22	Nov-22	Oct-22	Sep-22	Aug-22	Jun-22	Jun-22	Apr-22	Apr-22	Apr-22
	Sales Price	\$107,000,000	\$58,500,000	\$100,000,000	\$155,000,000	\$50,000,000	\$129,000,000	\$61,300,000	\$106,000,000	\$107,000,000	\$62,300,000	\$94,650,000
	AV Ratio	88%	83%	89%	75%	87%	80%	78%	72%	76%	79%	88%

SEMINOLE COUNTY	Comparable Sale	IMT Lake Mary	1020 at Winter Springs	Lofts at Uptown Altamonte	Solara Apartments	The Essex	Retreat at Altamone Springs	Laurel at Altamonte	Altamonte at Spring Valley	Jefferson Lake Howell	Park at Topaz Riviera
	Year Built	2021	1991	2006	2013	1964	1973	2000	1974	2020	1985
	Tax Year	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023
	Assessor's Market Value	\$96,924,463	\$37,304,087	\$92,785,965	\$63,991,237	\$29,315,518	\$27,882,047	\$42,895,875	\$39,412,264	\$119,701,002	\$36,173,418
	Date of Sale	Oct-22	Sep-22	Jul-22	Jul-22	Jun-22	Apr-22	Apr-22	Apr-22	Mar-22	Feb-22
	Sales Price	\$125,083,100	\$47,300,000	\$114,696,000	\$78,200,000	\$35,000,000	\$44,000,000	\$68,500,000	\$48,693,000	\$154,100,000	\$42,200,000
	AV Ratio	77%	79%	81%	82%	84%	63%	63%	81%	78%	86%

OSCEOLA COUNTY	Comparable Sale	Muse at Winter Garden	Camila	Prime	Laguna Place	Legends at ChampionsGate	Monterosso	Astoria at Celebration	Park on Central	The Jamison
	Year Built	2020	1990	2021	1991	2001	2020	2015	1974	2020
	Tax Year	2023	2023	2023	2022	2022	2022	2022	2022	2022
	Assessor's Market Value	\$83,017,700	\$59,043,400	\$86,582,900	\$32,236,500	\$43,803,000	\$44,463,400	\$58,469,300	\$10,074,800	\$65,286,600
	Date of Sale	Jul-22	Apr-22	Apr-22	Nov-21	Jul-21	May-21	May-21	Apr-21	Feb-21
	Sales Price	\$95,000,000	\$82,500,000	\$108,000,000	\$42,500,000	\$53,874,500	\$55,231,000	\$74,500,000	\$13,200,000	\$70,000,000
	AV Ratio	87%	72%	80%	76%	81%	81%	78%	76%	93%

DUVAL COUNTY	Comparable Sale	The Addison Clermont	South Street Triplexes	The Parkview	Gardens on Griffin	City Walk Villas
	Year Built	2020	1985	1971	1984	1981
	Tax Year	2023	2022	2022	2022	2021
	Assessor's Market Value	\$41,541,151	\$4,815,602	\$3,255,416	\$5,441,231	\$4,823,322
	Date of Sale	Sep-22	Dec-21	Jul-21	May-21	Feb-20
	Sales Price	\$85,000,000	\$6,300,000	\$4,500,000	\$8,000,000	\$5,900,000
	AV Ratio	49%	76%	72%	68%	82%

BREVARD COUNTY	Comparable Sale	Rockledge Flats	Indian River Flats	Mayfair Villas	Huntington Green	The Sands on Clearlake	Park at Topaz Cay	Luminary at 95	Lake Pointe	Palmview Cove
	Year Built	2021	1974	1970	1983	1984	1985	2018	1984	1974
	Tax Year	2023	2023	2023	2023	2023	2023	2023	2023	2023
	Assessor's Market Value	\$43,042,590	\$11,288,240	\$8,569,880	\$8,074,220	\$6,557,510	\$21,400,320	\$55,666,210	\$35,734,900	\$16,219,250
	Date of Sale	Oct-22	Aug-22	Sep-22	Jul-22	Jul-22	Jul-22	Jun-22	May-22	Jan-22
	Sales Price	\$68,000,000	\$14,650,000	\$13,900,000	\$14,174,400	\$9,854,000	\$34,000,000	\$92,800,000	\$68,900,000	\$33,500,000
	AV Ratio	63%	77%	62%	57%	67%	63%	60%	52%	48%

VOLUSIA COUNTY	Comparable Sale	Lake Forest	The Anatole	Kabana Waterfront	The Oasis	Nordica Landing	The Beacon	Madison Pointe	DeLand River	South Daytona Apartments
	Year Built	1985	1986	1972	1986	1985	2020	2020	1973	1974
	Tax Year	2023	2023	2023	2023	2023	2022	2022	2022	2022
	Assessor's Market Value	\$46,191,880	\$28,482,896	\$11,319,567	\$11,793,048	\$15,423,978	\$42,264,410	\$36,613,391	\$3,831,781	\$5,002,603
	Date of Sale	Oct-22	Jul-22	Mar-22	Feb-22	Feb-22	Nov-21	Nov-21	Jul-21	Sep-21
	Sales Price	\$56,500,000	\$37,250,000	\$18,000,000	\$15,400,000	\$20,412,000	\$72,500,000	\$68,400,000	\$5,225,000	\$5,575,000
	AV Ratio	82%	76%	63%	77%	76%	58%	54%	73%	90%

Northeast Florida

Ratio of
Assessed Value
to Sale Price

For more information, contact:



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DUVAL COUNTY

MIN	72%
AVG	78%
MAX	87%

Source: Assessor's Office

CLAY COUNTY

MIN	82%
AVG	84%
MAX	87%

Source: Assessor's Office

ST JOHNS COUNTY

MIN	60%
AVG	69%
MAX	81%

Source: Assessor's Office

NASSAU COUNTY

MIN	71%
AVG	82%
MAX	85%

Source: Assessor's Office

ORANGE COUNTY	Comparable Sale	Magnolia Point	The Palms at 2800	The Loree	Terraces at Town Center	Villas at Ortega	Poine Sienna	Northlake	San Marco Village	Cedar Creek Villas	Ravella at Town Center	Palms at Beacon Pointe
	Year Built	1973	1971	2016	2013	1972	1974	1989	1973	1968	2018	1985
	Tax Year	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023
	Assessor's Market Value	\$28,251,500	\$20,891,000	\$66,204,400	\$49,412,300	\$50,499,100	\$34,730,900	\$36,521,500	\$14,931,600	\$10,055,400	\$68,901,700	\$20,841,900
	Date of Sale	Dec-22	Dec-22	Nov-22	Oct-22	Sep-22	Sep-22	Jul-22	Jun-22	Mar-22	Mar-22	Jan-22
	Sales Price	\$37,650,000	\$29,000,000	\$84,250,000	\$58,400,000	\$66,000,000	\$45,000,000	\$44,500,000	\$20,000,000	\$11,500,000	\$92,412,000	\$25,800,000
	AV Ratio	75%	72%	79%	85%	77%	77%	82%	75%	87%	75%	81%

SEMINOLE COUNTY	Comparable Sale	The Station at Fleming Island	Arbors at Orange Park	Victoria at Orange Park	Promenade Park Avenue	Park Village	Villages at Oakleaf	Alexander Pointe
	Year Built	2022	1984	1986	1974	1968	2009	1986
	Tax Year	2023	2023	2023	2023	2023	2022	2022
	Assessor's Market Value	\$42,990,000	\$46,490,000	\$47,000,000	\$14,790,000	\$16,500,000	\$97,507,507	\$35,870,000
	Date of Sale	Nov-22	Jul-22	Jul-22	Apr-22	Mar-22	Dec-21	Sep-21
	Sales Price	\$51,300,000	\$56,000,000	\$56,150,000	\$17,325,000	\$20,200,000	\$118,000,000	\$41,350,000
	AV Ratio	84%	83%	84%	85%	82%	83%	87%

OSCEOLA COUNTY	Comparable Sale	Brisa at St Augustine	Isla Antigua	Sentosa Beachwalk	Reserve at Nocatee
	Year Built	2020	2019	2019	2018
	Tax Year	2022	2021	2021	2021
	Assessor's Market Value	\$62,398,300	\$31,356,652	\$53,511,206	\$37,353,664
	Date of Sale	Nov-21	Jun-20	Apr-20	Mar-20
	Sales Price	\$77,000,000	\$52,625,000	\$79,500,000	\$56,409,800
	AV Ratio	81%	60%	67%	66%

DUVAL COUNTY	Comparable Sale	Eastwood Oaks	Lofts at Wildlight	Topaz Oaks	Courtney Isles
	Year Built	1974	2020	2020	2008
	Tax Year	2023	2022	2021	2021
	Assessor's Market Value	\$11,513,033	\$47,574,217	\$10,075,931	\$31,336,303
	Date of Sale	May-22	Jan-21	Dec-20	Nov-20
	Sales Price	\$13,500,000	\$55,800,000	\$11,800,000	\$44,100,000
	AV Ratio	85%	85%	85%	71%

West Coast Florida

Ratio of Assessed Value to Sale Price

For more information, contact:



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HILLSBOROUGH COUNTY	
MIN	73%
AVG	79%
MAX	82%
Source: Assessor's Office	

PINELLAS COUNTY	
MIN	80%
AVG	83%
MAX	85%
Source: Assessor's Office	

PASCO COUNTY	
MIN	69%
AVG	76%
MAX	86%
Source: Assessor's Office	

POLK COUNTY	
MIN	76%
AVG	80%
MAX	84%
Source: Assessor's Office	

ALACHUA COUNTY	
MIN	59%
AVG	78%
MAX	94%
Source: Assessor's Office	

MARION COUNTY	
MIN	50%
AVG	75%
MAX	84%
Source: Assessor's Office	

HILLSBOROUGH COUNTY	Comparable Sale	Garden Villas	Armature Gate	Enclave at Tranquility Lake	NOVEL Midtown	Nine15	Amelia Westshore	Ybor Lofts	Place at Carrollwood	Santos Flats	Beach Club
	Year Built	1984	1984	2009	2021	2017	2014	2017	1984	2022	1979
	Tax Year	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023
	Assessor's Market	\$5,771,600	\$27,963,300	\$77,509,600	\$175,279,800	\$148,624,100	\$72,983,500	\$65,935,000	\$41,170,000	\$97,267,300	\$33,379,400
	Date of Sale	Dec-22	Dec-22	Sep-22	May-22	May-22	Apr-22	Apr-22	Mar-22	Mar-22	Feb-22
	Sales Price	\$7,080,000	\$37,000,000	\$98,000,000	\$236,467,700	\$184,000,000	\$90,000,000	\$90,650,000	\$51,520,000	\$119,880,000	\$40,500,000
	AV Ratio	82%	76%	79%	74%	81%	81%	73%	80%	81%	82%

PINELLAS COUNTY	Comparable Sale	Inezda Apts	Waterchase	Whitehall Horizon	Genesis	Nordica Bay	Waterview at Echelon City Center	Midship Apts	Park House	Addison Skyway
	Year Built	1929	1969	1985	1974	1974	2021	1969	1973	2021
	Tax Year	2023	2023	2023	2023	2023	2022	2022	2022	2023
	Assessor's Market	\$5,385,000	\$49,500,000	\$5,740,000	\$68,200,000	\$12,000,000	\$85,000,000	\$5,950,000	\$10,600,000	\$100,500,000
	Date of Sale	Dec-22	Oct-22	Apr-22	Mar-22	Feb-22	Dec-21	Dec-21	Dec-21	May-21
	Sales Price	\$6,410,000	\$58,550,000	\$7,150,000	\$80,200,000	\$14,880,000	\$100,000,000	\$6,975,000	\$12,525,000	\$123,200,000
	AV Ratio	84%	85%	80%	85%	81%	85%	85%	85%	82%

PASCO COUNTY	Comparable Sale	Cottage Court	Lakes at Collier Commons	Preserve Zephrrhills	Altis Grand at the Preserve	Moncler Willow Lake	Lotus at Starkey Ranch	Worthington Court
	Year Built	1985	2004	2009	2020	1986/2009	2019	1985
	Tax Year	2023	2023	2022	2022	2022	2022	2021
	Assessor's Market	\$9,299,162	\$49,009,886	\$34,804,242	\$71,477,965	\$15,254,776	\$71,994,778	\$12,845,399
	Date of Sale	May-22	Apr-22	Nov-21	Jul-21	Apr-21	Jan-21	Nov-20
	Sales Price	\$13,340,000	\$71,000,000	\$46,800,000	\$100,000,000	\$17,725,000	\$87,000,000	\$15,600,000
	AV Ratio	70%	69%	74%	71%	86%	83%	82%

POLK COUNTY	Comparable Sale	Courtland Terrace	Verso	Fountainview	Lirio at Rafina	Bella Cita	Lakeland Grand	Topaz Retreat	Evergreen Lake Buckeye
	Year Built	1973	2020	1978	2021	2021	2020	1986/2020	2012
	Tax Year	2023	2023	2023	2023	2022	2022	2022	2022
	Assessor's Market	\$3,222,607	\$70,963,657	\$2,328,953	\$70,890,739	\$51,358,207	\$53,497,153	\$8,357,298	\$4,612,612
	Date of Sale	Oct-22	May-22	May-22	Feb-22	Nov-21	Sep-21	May-21	Mar-21
	Sales Price	\$3,900,000	\$85,500,000	\$3,000,000	\$90,000,000	\$65,083,000	\$70,000,000	\$10,625,000	\$5,500,000
	AV Ratio	83%	83%	78%	79%	79%	76%	79%	84%

ALACHUA COUNTY	Comparable Sale	The Griffin	Ivy House Dorms	City Place	Mt Vernon & Williamsburg	Piccadilly	Point West Apartments	Sweetwater on 16th	Palm Villas
	Year Built	2022	1994	2021	1969/2019	1972	1969	1972/2018	2018
	Tax Year	2023	2023	2023	2022	2022	2022	2022	2022
	Assessor's Market	\$27,924,500	\$11,229,800	\$40,433,400	\$27,704,900	\$23,522,300	\$16,153,100	\$29,300,800	\$1,090,369
	Date of Sale	Nov-22	Nov-22	Jun-22	Dec-21	Oct-21	Oct-21	Aug-21	Jul-21
	Sales Price	\$39,000,000	\$12,000,000	\$68,500,000	\$33,400,000	\$28,567,100	\$22,433,000	\$33,600,000	\$1,820,000
	AV Ratio	72%	94%	59%	83%	82%	72%	87%	60%

MARION COUNTY	Comparable Sale	Grand Reserve	Saddleworth	Oak Crest Villas	Azalea Gardens	Shadow Ridge
	Year Built	2003	1986/2019	1973	1974	1983
	Tax Year	2023	2022	2022	2022	2022
	Assessor's Market	\$35,491,626	\$61,996,895	\$2,371,345	\$2,987,379	\$2,108,738
	Date of Sale	Jul-22	Sep-21	Aug-21	Aug-21	Jul-21
	Sales Price	\$70,600,000	\$79,100,000	\$2,875,000	\$3,750,000	\$2,500,000
	AV Ratio	50%	78%	82%	80%	84%

Southwest Florida

Ratio of
Assessed Value
to Sale Price

For more information, contact:



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MANATEE COUNTY	
MIN	66%
AVG	81%
MAX	90%

Source: Assessor's Office

SARASOTA COUNTY	
MIN	77%
AVG	80%
MAX	85%

Source: Assessor's Office

LEE COUNTY	
MIN	76%
AVG	85%
MAX	93%

Source: Assessor's Office

COLLIER COUNTY	
MIN	65%
AVG	77%
MAX	84%

Source: Assessor's Office

MANATEE COUNTY	Comparable Sale	Point at Bella Grove	Tradition at Palm Air	Avalon Villa	Creekside	Sawgrass Cove	Bradenton Reserve	Terraces at Peridia	Aria at Bradenton
	Year Built	2017	1991	1970	2015	1992/2020	2007	2020	2020
	Tax Year	2023	2023	2023	2022	2022	2022	2022	2022
	Assessor's Market Value	\$42,999,693	\$56,660,356	\$21,857,718	\$59,342,905	\$59,684,668	\$26,621,119	\$12,162,573	\$61,984,570
	Date of Sale	Sep-22	Aug-22	Jan-22	Nov-21	Oct-21	Aug-21	Jul-21	May-21
	Sales Price	\$64,685,000	\$73,055,000	\$26,750,000	\$76,300,000	\$66,192,000	\$30,250,000	\$15,500,000	\$73,500,000
	AV Ratio	66%	78%	82%	78%	90%	88%	78%	84%

SARASOTA COUNTY	Comparable Sale	Latitude 27	Ridgelake	Phillippi Shores	Anson on Palmer Ranch	Reserve at Venice	Presidential Apts	Reserve at Palmer Ranch	Arcos
	Year Built	2016	2019	1973	2018	2021	1973/2007	2005	2019
	Tax Year	2023	2023	2023	2022	2022	2022	2022	2022
	Assessor's Market Value	\$91,992,500	\$116,063,200	\$4,615,800	\$65,334,700	\$73,142,200	\$9,082,700	\$48,726,100	\$63,176,100
	Date of Sale	Nov-22	May-22	Apr-22	Dec-21	Nov-21	Oct-21	Jun-21	Apr-21
	Sales Price	\$115,000,000	\$150,000,000	\$5,650,000	\$85,012,000	\$93,000,000	\$11,583,600	\$57,600,000	\$80,000,000
	AV Ratio	80%	77%	82%	77%	79%	78%	85%	79%

LEE COUNTY	Comparable Sale	Versol	Cactus Flower	The Laurels	Murano @ 3 Oaks	Reserve at Coconut	Estero Oaks	Cypress West	Drift at The Forum
	Year Built	2020	1972	1972	2021	2021	2016	1975	2021
	Tax Year	2023	2023	2023	2023	2023	2023	2023	2023
	Assessor's Market Value	\$72,620,047	\$1,230,269	\$41,380,276	\$98,868,851	\$54,516,529	\$87,401,113	\$36,205,741	\$56,495,679
	Date of Sale	Dec-22	Sep-22	Jun-22	May-22	May-22	Mar-22	Feb-22	Feb-22
	Sales Price	\$87,250,000	\$1,500,000	\$44,600,000	\$122,500,000	\$71,700,000	\$94,705,000	\$43,100,000	\$62,500,000
	AV Ratio	83%	82%	93%	81%	76%	92%	84%	90%

COLLIER COUNTY	Comparable Sale	Opus Apts	Sierra Grande	Sandalwood	SC Coast Townhomes	Gordon River	Stillwater Cove	Milano Lakes	Inspira
	Year Built	2000	2007	2015	2000	1969	1969	2002	2019
	Tax Year	2023	2023	2022	2022	2022	2022	2022	2021
	Assessor's Market Value	\$11,461,334	\$73,265,499	\$39,841,024	\$28,295,928	\$13,871,671	\$13,871,671	\$67,312,732	\$65,434,323
	Date of Sale	May-22	Jan-22	Dec-21	Nov-21	Sep-21	Sep-21	May-21	Dec-20
	Sales Price	\$15,000,000	\$113,500,000	\$51,850,000	\$37,800,000	\$17,500,000	\$17,500,000	\$80,500,000	\$82,850,000
	AV Ratio	76%	65%	77%	75%	79%	79%	84%	79%

Northwest Florida

Ratio of
Assessed Value
to Sale Price

For more information, contact:



Brent Scott, MAI

Vice President

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BAY COUNTY	
MIN	63%
AVG	77%
MAX	85%

Source: Assessor's Office

ESCAMBIA COUNTY	
MIN	68%
AVG	77%
MAX	81%

Source: Assessor's Office

LEON COUNTY	
MIN	67%
AVG	74%
MAX	83%

Source: Assessor's Office

OKALOOSA COUNTY	
MIN	61%
AVG	75%
MAX	81%

Source: Assessor's Office

WALTON COUNTY	
MIN	65%
AVG	78%
MAX	89%

Source: Assessor's Office

BAY COUNTY	Comparable Sale	Sea Sound	Waterstone at Jenks	79 West Apartments	The Tyde	Edgewater Crossing	Spring Gate	Spring Valley Club	Parkside at the Beach	The Retreat at PCB
	Year Built	2021	2009	2007	2021	2007	1984	1987	2018	2008
	Tax Year	2023	2023	2023	2023	2022	2022	2021	2021	2021
	Assessor's Market Value	\$67,618,611	\$53,256,644	\$59,764,093	\$59,061,390	\$54,954,227	\$4,681,560	\$18,155,926	\$43,776,585	\$51,002,190
	Date of Sale	Nov-22	Jun-22	Jan-22	Dec-21	Oct-21	Apr-21	Dec-20	Apr-20	Jan-20
	Sales Price	\$92,475,000	\$65,000,000	\$70,600,000	\$93,500,000	\$72,000,000	\$5,510,700	\$22,900,000	\$57,250,000	\$67,500,000
	AV Ratio	73%	82%	85%	63%	76%	85%	79%	76%	76%
ESCAMBIA COUNTY	Comparable Sale	Park on the Square	Lillian Square	The Presidio	Pensacola Grand	Parkside Grand	Sterling Hills Apartments	Sandalwood Apartments	Waters Edge	SouthTowne
	Year Built	1991	1971	1971	2017	2018	1970	1985	2004	2018
	Tax Year	2023	2023	2022	2022	2022	2022	2021	2021	2020
	Assessor's Market Value	\$33,324,972	\$5,926,498	\$7,296,458	\$39,159,400	\$46,851,266	\$22,522,198	\$9,240,946	\$19,514,906	\$47,690,196
	Date of Sale	Apr-22	Apr-22	Dec-21	Aug-21	Jun-21	Jun-21	Sep-20	May-20	Nov-19
	Sales Price	\$41,184,100	\$7,654,000	\$9,153,500	\$52,500,000	\$57,500,000	\$29,000,000	\$13,600,000	\$25,750,000	\$60,630,000
	AV Ratio	81%	77%	80%	75%	81%	78%	68%	76%	79%
LEON COUNTY	Comparable Sale	Inverness Apartments	Apalachee Point	Topaz Grove	Ashford Club at Betton	Capital Grand	The Pines	The Edge at 401	Savoy	Lulwater at Blair Stone
	Year Built	1992	2017	1973	1988	2021	1989	1972	2007	2019
	Tax Year	2023	2023	2023	2023	2023	2023	2023	2022	2022
	Assessor's Market Value	\$3,376,229	\$23,618,163	\$13,031,664	\$10,456,130	\$44,853,176	\$7,199,150	\$3,411,631	\$35,040,662	\$40,831,759
	Date of Sale	Dec-22	Sep-22	Jun-22	Mar-22	Mar-22	Mar-22	Jan-22	Aug-21	May-21
	Sales Price	\$4,250,000	\$35,000,000	\$19,190,000	\$15,200,000	\$54,036,000	\$10,150,000	\$4,725,000	\$44,750,000	\$51,000,000
	AV Ratio	79%	67%	68%	69%	83%	71%	72%	78%	80%
OKALOOSA COUNTY	Comparable Sale	Mar-A-Sol Waterfront	Cannon Court	Chez Elan by ARIUM	Riverwood Apartment	Elevate at 604 West	Olympus Emerald Coast	The Aria	Colony House	Legacy on the Bay
	Year Built	1970	1997	2003	2003	1974	2020	1998	1965	1999
	Tax Year	2023	2023	2022	2022	2022	2022	2022	2021	2020
	Assessor's Market Value	\$10,279,371	\$1,663,487	\$56,862,034	\$15,498,871	\$11,441,784	\$68,452,032	\$13,487,413	\$11,359,161	\$46,545,904
	Date of Sale	Sep-22	Mar-22	Nov-21	Nov-21	Oct-21	Jun-21	Jan-21	Jun-20	Jun-19
	Sales Price	\$14,500,000	\$2,072,000	\$75,500,000	\$25,500,000	\$15,543,000	\$86,450,000	\$16,850,000	\$14,000,000	\$65,194,900
	AV Ratio	71%	80%	75%	61%	74%	79%	80%	81%	71%
WALTON COUNTY	Comparable Sale	Sandestin Housing	Infinity Hammock Bay West	Residences at 393	Latitude at Hammock Bay	Arium	Lofts at Seacrest	Southern Springs Apartments	Terra Mar Phase II	Terra Mar Phase I
	Year Built	2005	2020	2020	2020	2020	2017	1984	2014	2013
	Tax Year	2023	2022	2022	2022	2022	2020	2017	2016	2015
	Assessor's Market Value	\$15,393,295	\$47,197,401	\$41,070,435	\$47,191,401	\$77,612,580	\$20,427,035	\$861,261	\$6,101,941	\$26,162,056
	Date of Sale	Apr-22	Oct-21	Oct-21	Oct-21	Sep-21	Mar-19	Mar-16	Apr-15	May-14
	Sales Price	\$18,450,000	\$57,000,000	\$46,000,000	\$57,000,000	\$92,965,400	\$31,200,000	\$1,300,000	\$8,250,000	\$34,375,000
	AV Ratio	83%	83%	89%	83%	83%	65%	66%	74%	76%

South Florida

Ratio of
Assessed Value
to Sale Price

PALM BEACH COUNTY	
MIN	55%
AVG	74%
MAX	84%
Source: Assessor's Office	

PALM BEACH COUNTY	Comparable Sale	Amalta Broken Sound	High Ridge Landing	Allure at Abacoa	Elkwood	The District Flats	AKA West Palm	Verona at Boynton Beach	The Marino	The Sophia Abacoa	Barcelona Jupiter	The Point at Palm Beach Gardens
	Year Built	2021	2016	2015	1973	2021	2022	2002	1984	2003	2014	2021
	Tax Year	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023
	Assessor's Market Value	\$139,796,981	\$56,716,113	\$120,112,552	\$8,056,512	\$62,674,657	\$60,604,330	\$67,036,592	\$70,201,423	\$137,560,384	\$108,342,942	\$49,986,142
	Date of Sale	Sep-22	Sep-22	May-22	May-22	Apr-22	Apr-22	Apr-22	Mar-22	Mar-22	Mar-22	Mar-22
	Sales Price	\$194,000,000	\$71,000,000	\$161,100,000	\$10,700,000	\$78,000,000	\$83,925,000	\$80,000,000	\$127,000,000	\$202,500,000	\$138,500,000	\$66,500,000
	AV Ratio	72%	80%	75%	75%	80%	72%	84%	55%	68%	78%	75%

BROWARD COUNTY	
MIN	72%
AVG	79%
MAX	90%
Source: Assessor's Office	

BROWARD COUNTY	Comparable Sale	Grand Riviera Miramar	Parkland	Preserve at Cypress Hammock	Courtyards at Sunrise	Glen at Cypress Creek	Altis Miramar	Linden Pointe	Viva	Riverland	Morea	Serramar
	Year Built	2008	1990	2013	1975	1997	2022	2015	2017	2021	2021	1985
	Tax Year	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023
	Assessor's Market Value	\$102,347,730	\$124,555,800	\$95,643,980	\$26,901,910	\$43,904,030	\$132,632,340	\$79,864,560	\$107,834,610	\$88,563,360	\$105,826,600	\$64,797,120
	Date of Sale	Dec-22	Nov-22	Oct-22	Sep-22	Aug-22	Jul-22	Jun-22	Jun-22	Mar-22	Feb-22	Feb-22
	Sales Price	\$138,000,000	\$155,000,000	\$132,000,000	\$33,100,000	\$60,500,000	\$149,000,000	\$95,500,000	\$150,000,000	\$108,250,000	\$145,500,000	\$72,000,000
	AV Ratio	74%	80%	72%	81%	73%	89%	84%	72%	82%	73%	90%

MIAMI-DADE COUNTY	
MIN	69%
AVG	79%
MAX	86%
Source: Assessor's Office	

MIAMI-DADE COUNTY	Comparable Sale	RAM Miami River North	Blume Coral Gables	Sophia Square	Lakeridge at the Moors	Northview Terrace	Miro Brickell	First Apartments	Watermarc At Biscayne Bay	Art88	RAM Miami River South	275 Fontaine Parc
	Year Built	2019	2019	2019	1991	1972	2017	2021	2021	1971	2019	2020
	Tax Year	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023
	Assessor's Market Value	\$21,500,000	\$33,744,450	\$66,906,412	\$44,493,940	\$8,928,650	\$151,100,000	\$78,900,000	\$167,000,000	\$70,490,000	\$22,840,000	\$40,190,000
	Date of Sale	Dec-22	Oct-22	Sep-22	Aug-22	Jul-22	Jul-22	Jun-22	Jun-22	May-22	Apr-22	Apr-22
	Sales Price	\$31,100,000	\$42,500,000	\$82,000,000	\$55,125,000	\$11,500,000	\$184,500,000	\$92,000,000	\$210,367,000	\$87,250,000	\$30,100,000	\$50,000,000
	AV Ratio	69%	79%	82%	81%	78%	82%	86%	79%	81%	76%	80%

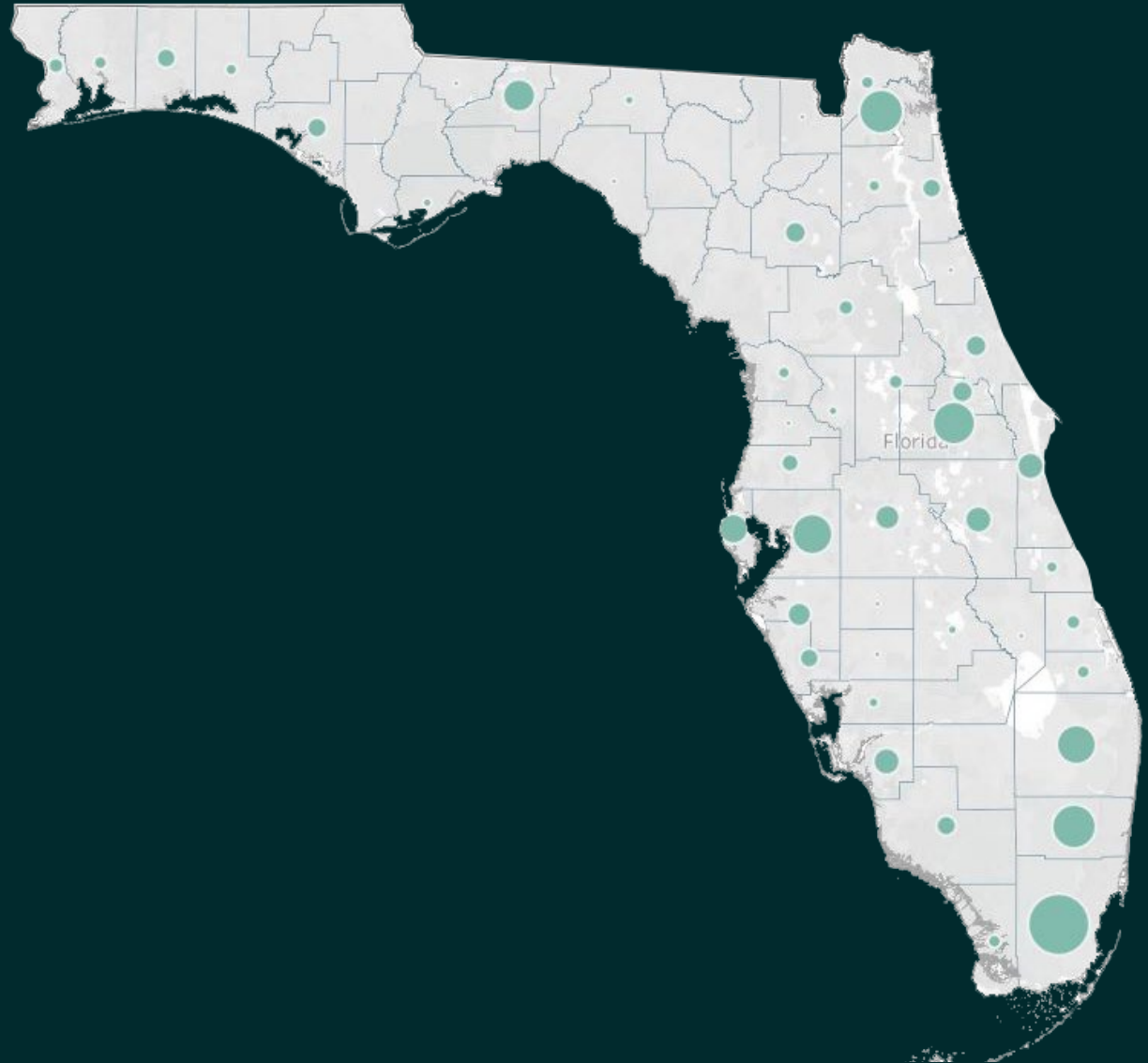
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4,500+

MULTIFAMILY APPRAISALS COMPLETED IN
FLORIDA DURING 2020-2023



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