

# Miami-Dade Aging Roof Index 2026

Top ZIP codes for replacement activity ahead of hurricane season

Data as of June 30, 2026 · Roofs over 15 years only

ZIP-level aggregates only. This report does not publish street addresses, folio numbers, owner names, or other property identifiers.

## Executive summary

This index covers 49,953 well-aged Miami-Dade properties (roof age strictly over 15 years). 20,729 score 80+ on the DataBloom Score (replacement likely). County average roof age: 21.4 years across 77 ZIP codes with at least 10 qualifying homes. Median estimated re-roof size by ZIP: \$64,494 (heated area x \$12/sq ft).

#1 ranked ZIP: 33034 (Florida City) — bloom score 93, 96 replacement-likely homes, 20.5 yr average roof age.

## Top 10 ZIP codes

#	ZIP	Bloom	Repl.	Age	Est.job	Momentum	Permits
1	33034 Florida City	93	96	20.5y	\$48,552	Rising bloom	6
2	33156 Pinecrest	90	328	20.8y	\$97,800	Rising bloom	9
3	33194 Miami-Dade 33194	89	810	22.1y	\$25,236	Rising bloom	25
4	33185 Miami-Dade 33185	87	2,676	22.3y	\$29,016	Rising bloom	89
5	33170 Miami-Dade 33170	85	407	21.2y	\$23,700	Rising bloom	31
6	33016 Miami-Dade 33016	84	481	23.6y	\$73,524	Emerging bloom	0
7	33178 Miami-Dade 33178	82	1,486	21.5y	\$61,704	Emerging bloom	0
8	33018 Hialeah Gardens	82	780	22.4y	\$45,852	Emerging bloom	11
9	33035 Miami-Dade 33035	82	405	21.1y	\$26,784	Emerging bloom	0
10	33189 Cutler Bay	82	402	21.7y	\$27,120	Emerging bloom	3

## Oldest average roof age by ZIP

- 33180 (Aventura) — 24.2 years average
- 33016 (Miami-Dade 33016) — 23.6 years average
- 33174 (Sweetwater) — 22.8 years average
- 33014 (Miami Lakes) — 22.8 years average
- 33193 (Miami-Dade 33193) — 22.5 years average

## Highest estimated replacement cost by ZIP

- 33181 (Miami-Dade 33181) — \$289,296 average est. job
- 33014 (Miami Lakes) — \$267,168 average est. job
- 33166 (Doral) — \$265,632 average est. job

33140 (Miami-Dade 33140) — \$261,312 average est. job

33134 (Coral Gables) — \$236,400 average est. job

## **Methodology**

Produced by DataBloomer ([databloomer.com](http://databloomer.com)) from Miami-Dade building permits and property appraiser records. Public edition: ZIP-level aggregates only; roofs over 15 years; DataBloom Score 0–100; neighborhood bloom forecast from permit momentum and aging inventory. Estimated job values are derived from county heated living area and a default replacement cost per square foot. They are not quotes. Actual pricing depends on roof type, pitch, materials, access, and scope — use these figures only to compare relative job size between leads.

Full interactive report: [databloomer.com/reports/miami-dade-aging-roof-index-2026](http://databloomer.com/reports/miami-dade-aging-roof-index-2026) · Media: [databloomer.com/contact](http://databloomer.com/contact)