



Aventura, Florida.

Current market data.

11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

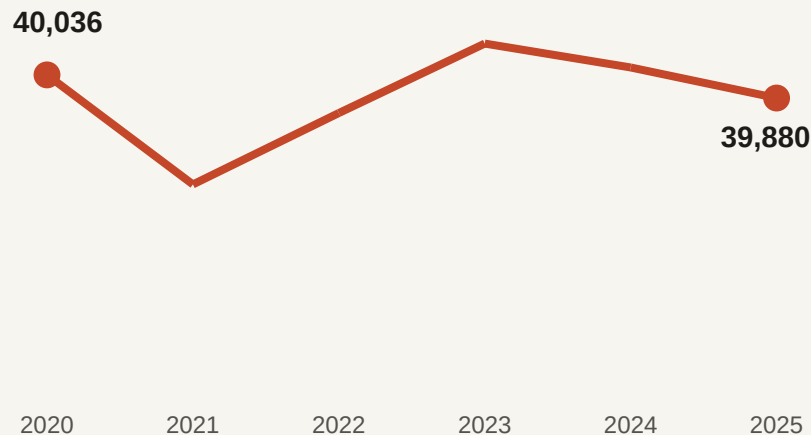


POPULATION

Down 0.4% since 2020.

39,880

people, the 80th-largest of Florida's cities and towns.

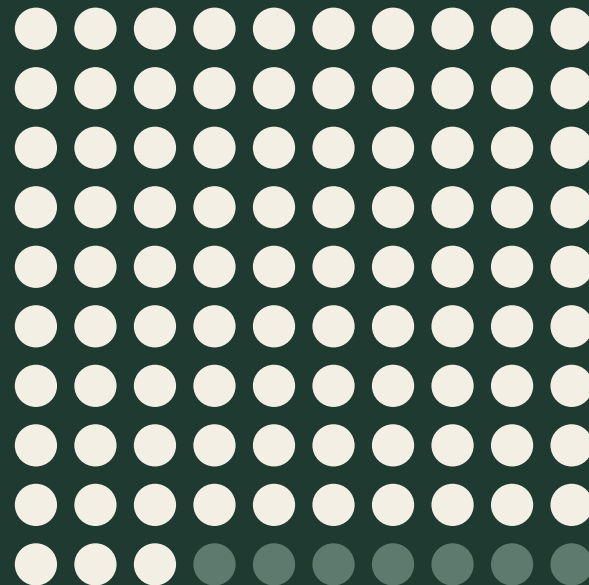


THE WORKDAY

9 in 10 jobs here go to people who live somewhere else.

93.2%

of 26,118 jobs located in Aventura are filled by in-commuters.



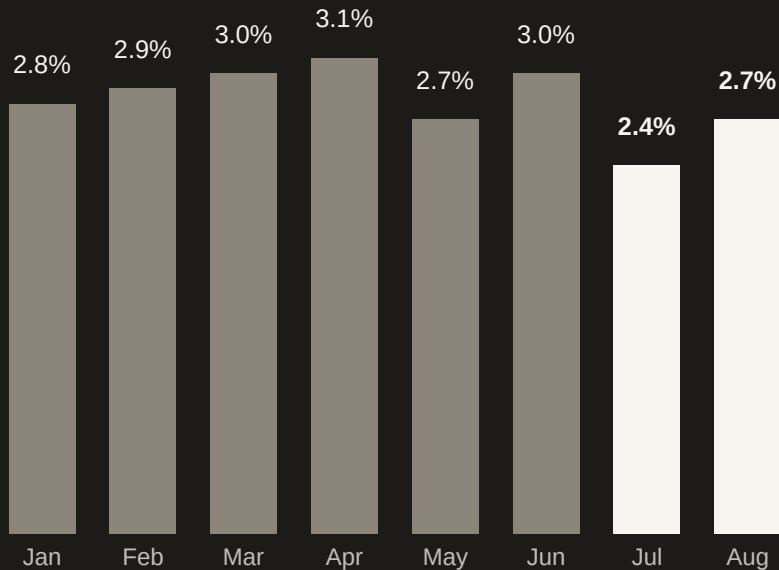
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in July:
2.4%.

2.7%

in August 2026, the latest month released. A year earlier it was 3.0%.

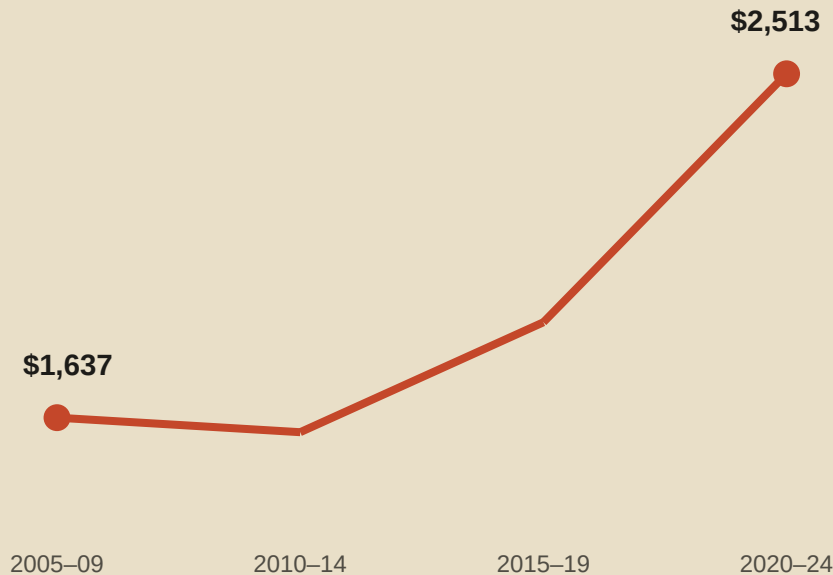


RENT

Median rent is up 54%
since the 2005–2009
survey, before inflation.

\$2,513

a month. Florida's median is \$1,669.





THE SEAM

Cross one tract line and median rent doubles.

A \$3,210 gap between neighbors, the sharpest rent edge between adjacent tracts in Miami-Dade County.

TRACT 106.10

\$291

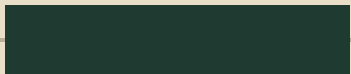
TRACT 82.09

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$967–\$1,451



\$2,513 median

is the monthly rent range local workforce wages support.

BUILDING

75% of the housing here was built before 2000.

67

homes permitted in ten years,
2016–2025

91%

of those were in multifamily
buildings

75%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.0% to the 26,365 homes here.

60–261

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 26% more than Florida's.

\$451,100

median home value in Aventura.

Aventura



\$451,100

Florida



\$359,000

U.S.



\$332,700

THAT WAS AVENTURA'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/fl/aventura/**](https://almanacdata.ai/e/fl/aventura/)

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