



# Bal Harbour, Florida.

Current market data.

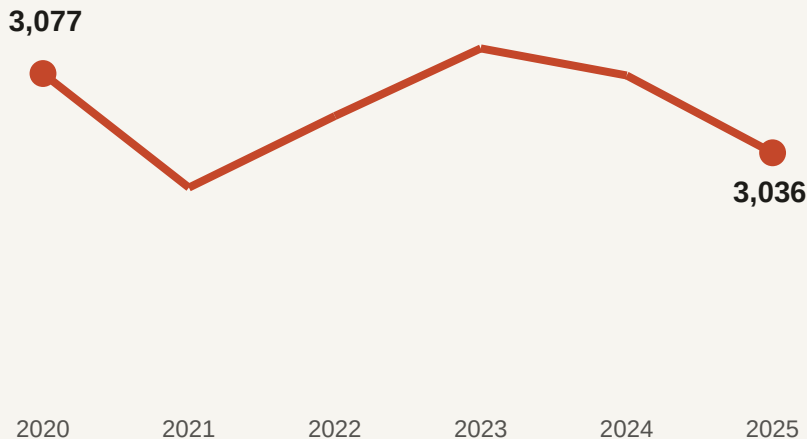
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.3% since 2020.

3,036

people, the 264th-largest of Florida's cities and towns.



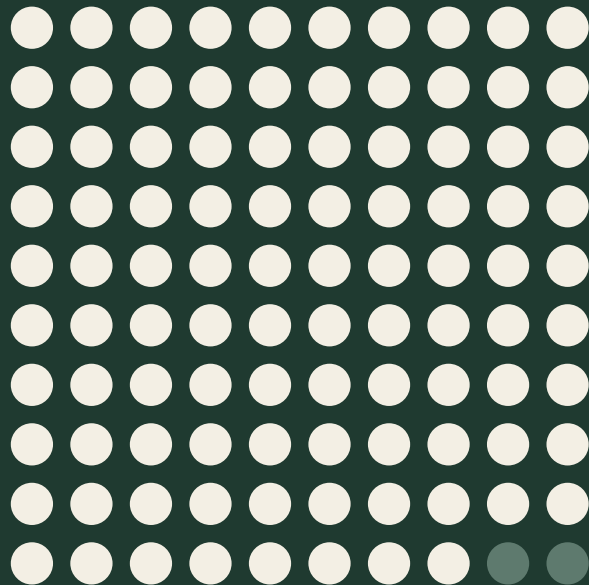
## THE WORKDAY

Nearly every job here goes  
to someone who lives  
somewhere else.

98.1%

of 3,877 jobs located in Bal Harbour are filled by  
in-commuters.

Source: Census LEHD LODES, 2023



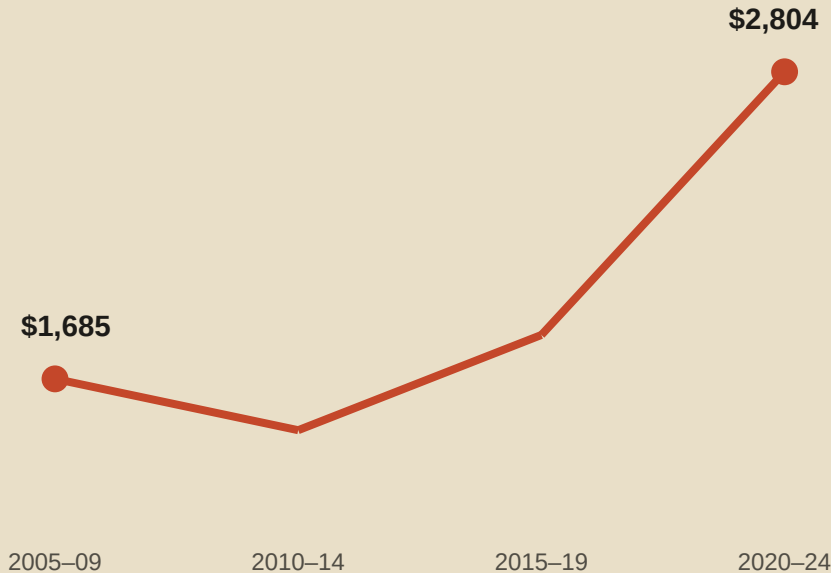
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 66%  
since the 2005–2009  
survey, before inflation.

**\$2,804**

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

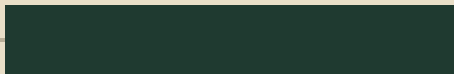
**\$3,501**



## ROOM TO BUILD

# The median rent is above what local wages can carry.

**\$1,263–\$1,894**



**\$2,804 median**

is the monthly rent range local workforce wages support.

BUILDING

# 71% of the housing here was built before 2000.

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4

homes permitted in ten years,  
2016–2025

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0%

of those were in multifamily  
buildings

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71%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.1–1.0% to the 3,741 homes here.**

**3–39**

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



## HOME VALUE

A median home costs  
408% more than Florida's.

**\$1,823,500**

median home value in Bal Harbour.

Bal Harbour



\$1,823,500

Florida



\$359,000

U.S.



\$332,700

THAT WAS BAL HARBOUR'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/bal-harbour/](https://almanacdata.ai/e/fl/bal-harbour/)

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