



Bay Harbor Islands, Florida.

Current market data.

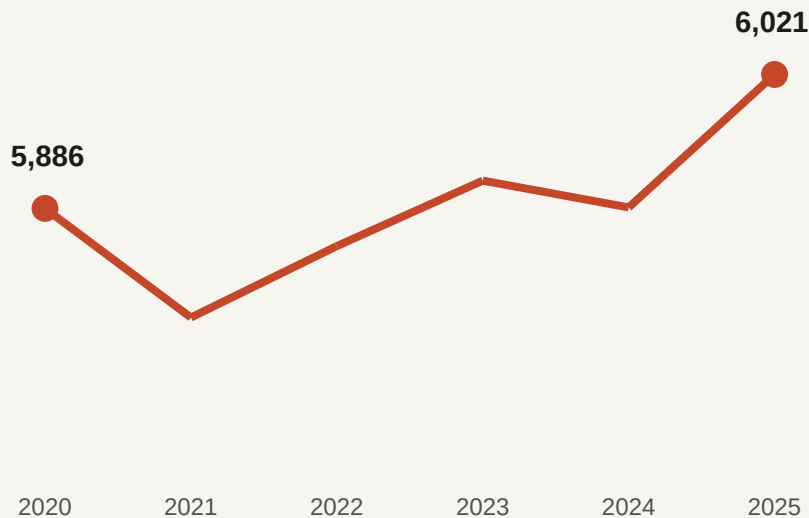
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 2.3% since
2020.**

6,021

people, the 216th-largest of Florida's cities and towns.



THE WORKDAY

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

91.3%

of 1,339 jobs located in Bay Harbor Islands are filled by in-commuters.



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

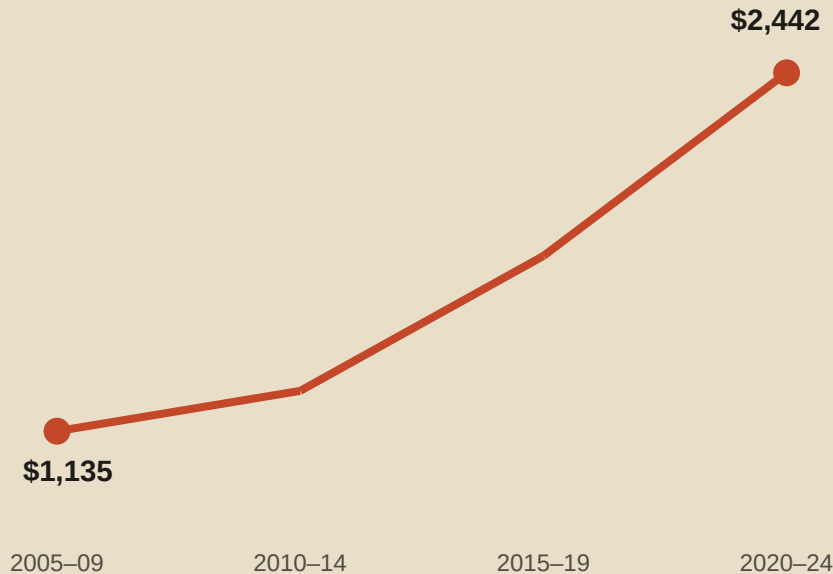


RENT

**Median rent is up 115%
since the 2005–2009
survey, before inflation.**

\$2,442

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

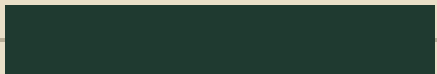
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,070–\$1,605



\$2,442 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

137

homes permitted in ten years,
2016–2025

77%

of those were in multifamily
buildings

78%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5% to the 2,581 homes here.

13

is the estimated number of missing housing units; all three estimates agree.



HOME VALUE

A median home costs 82%
more than Florida's.

\$653,500

median home value in Bay Harbor Islands.

Bay Harbor Islands



\$653,500

Florida



\$359,000

U.S.



\$332,700

THAT WAS BAY HARBOR ISLANDS'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/bay-harbor-islands/**](https://almanacdata.ai/e/fl/bay-harbor-islands/)

The Almanac · your hyper-diligent research partner