



Belleair Bluffs, Florida.

Current market data.

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

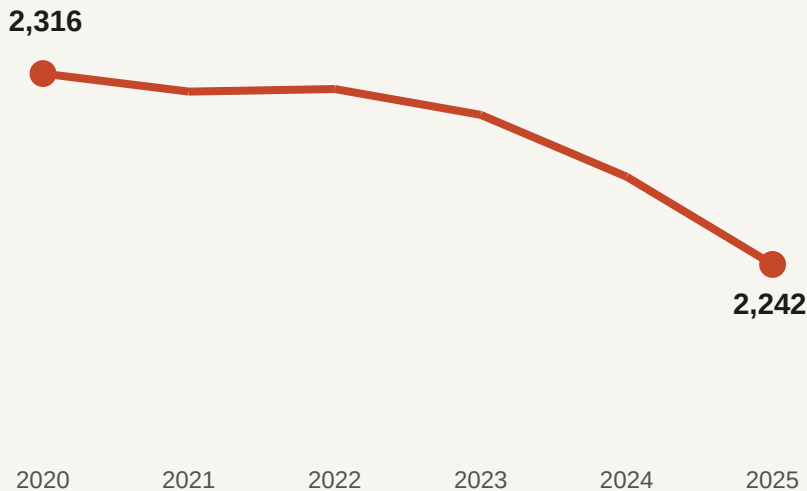


POPULATION

Down 3.2% since 2020.

2,242

people, the 287th-largest of Florida's cities and towns.



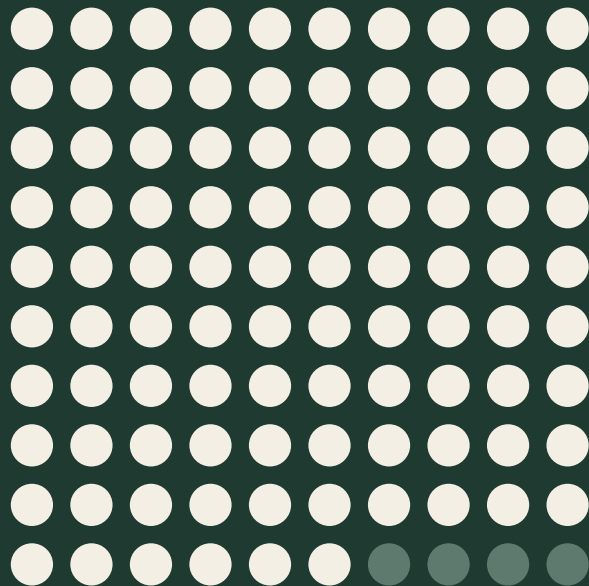
THE WORKDAY

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

95.8%

of 1,099 jobs located in Belleair Bluffs are filled by
in-commuters.

Source: Census LEHD LODES, 2023



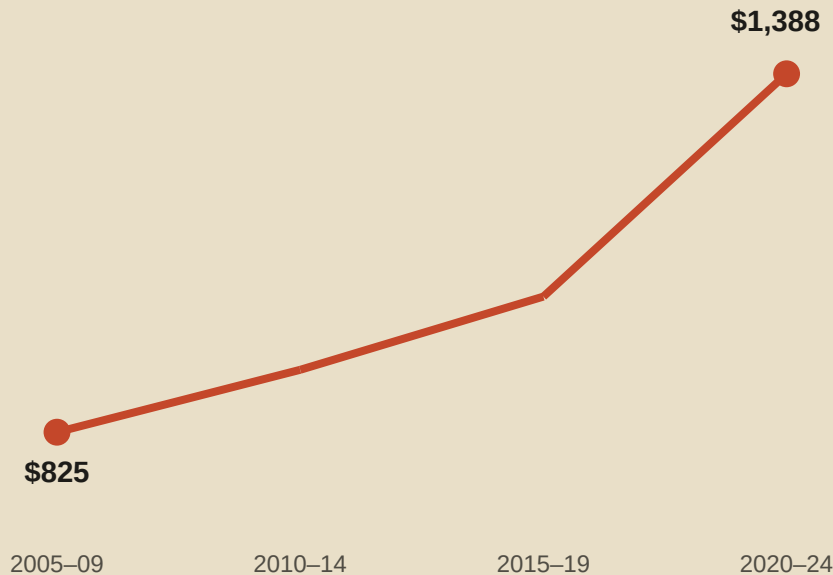
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 68%
since the 2005–2009
survey, before inflation.

\$1,388

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,287 gap between neighbors, the sharpest rent edge between adjacent tracts in Pinellas County.

TRACT 250.16

\$1,214

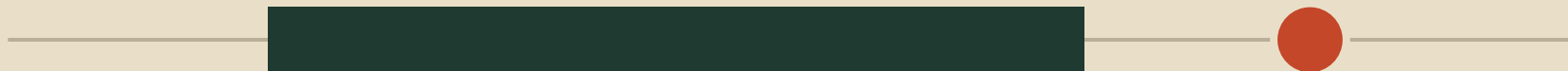
TRACT 250.07

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$847–\$1,271



\$1,388 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

99%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.8% to the 1,426 homes here.

2–11

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



HOME VALUE

A median home costs 16% more than Florida's.

\$415,900

median home value in Belleair Bluffs.

Belleair Bluffs



\$415,900

Florida



\$359,000

U.S.



\$332,700

THAT WAS BELLEAIR BLUFFS'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/belleair-bluffs/

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