



Belleair, Florida.

Current market data.

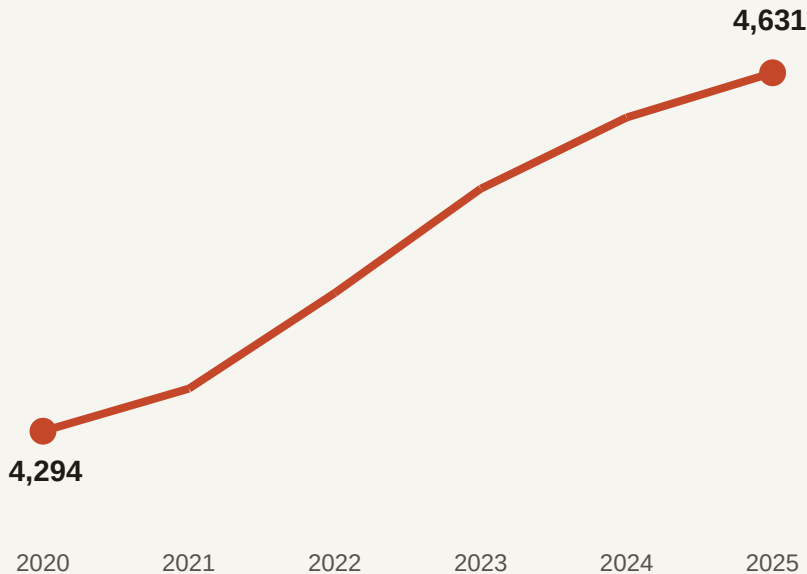
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 7.8% since 2020.

4,631

people, the 234th-largest of Florida's cities and towns.



THE WORKDAY

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

93.0%

of 1,037 jobs located in Belleair are filled by in-commuters.



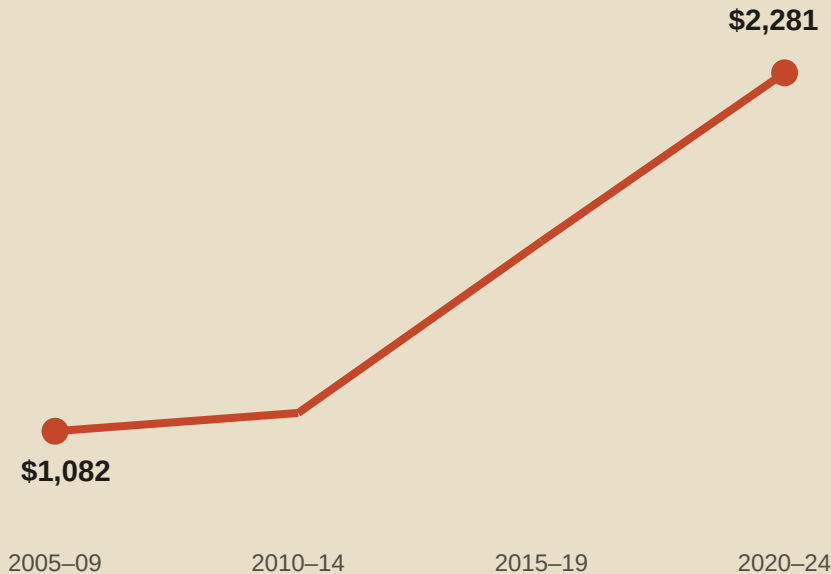
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 111%
since the 2005–2009
survey, before inflation.

\$2,281

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.

\$1,067–\$1,601



\$2,281 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

465

homes permitted in ten years,
2016–2025

71%

of those were in multifamily
buildings

88%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.0–0.4% to the 2,286 homes here.

1–10

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



HOME VALUE

A median home costs 76% more than Florida's.

\$633,300

median home value in Belleair.

Belleair



\$633,300

Florida



\$359,000

U.S.



\$332,700

THAT WAS BELLEAIR'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/

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