



Cooper City, Florida.

Current market data.

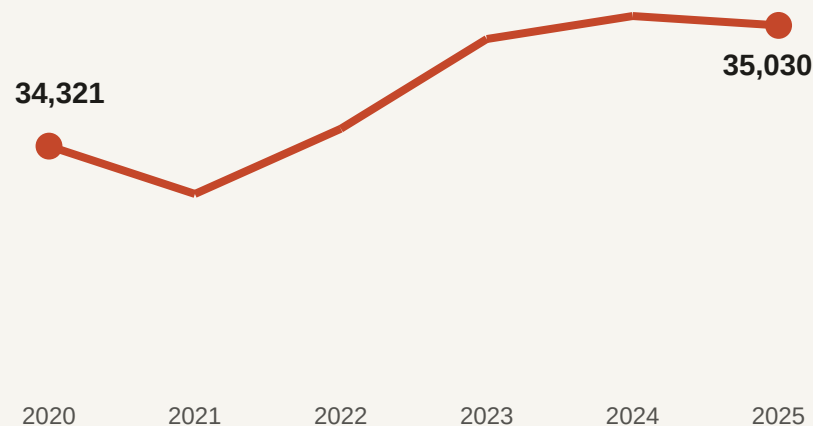
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.1% since 2020.

35,030

people, the 89th-largest of Florida's cities and towns.



THE WORKDAY

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

88.8%

of 8,431 jobs located in Cooper City are filled by
in-commuters.



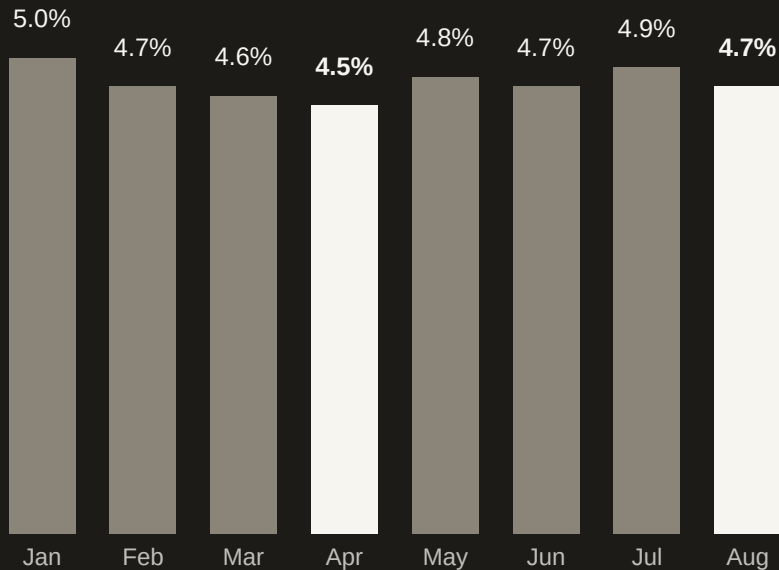
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
4.5%.

4.7%

in August 2026, the latest month released. A year earlier it was 4.0%.

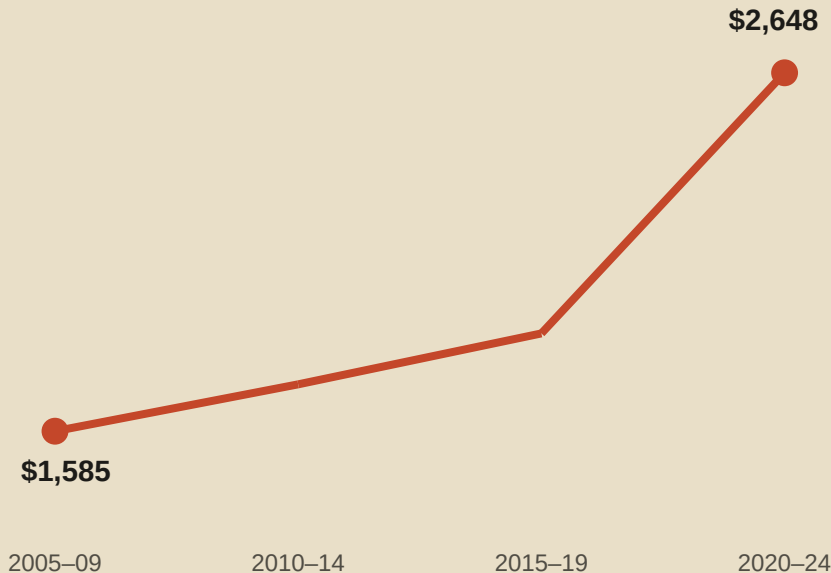


RENT

Median rent is up 67%
since the 2005–2009
survey, before inflation.

\$2,648

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,164 gap between neighbors, the sharpest rent edge between adjacent tracts in Broward County.

TRACT 602.14

\$1,337

TRACT 602.12

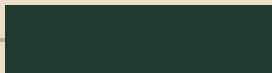
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$864–\$1,296



\$2,648 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

74

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

79%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.7% to the 11,565 homes here.

21–84

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



HOME VALUE

A median home costs 73% more than Florida's.

\$620,900

median home value in Cooper City.

Cooper City



\$620,900

Florida



\$359,000

U.S.



\$332,700

THAT WAS COOPER CITY'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/cooper-city/

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