



Coral Gables, Florida.

Current market data.

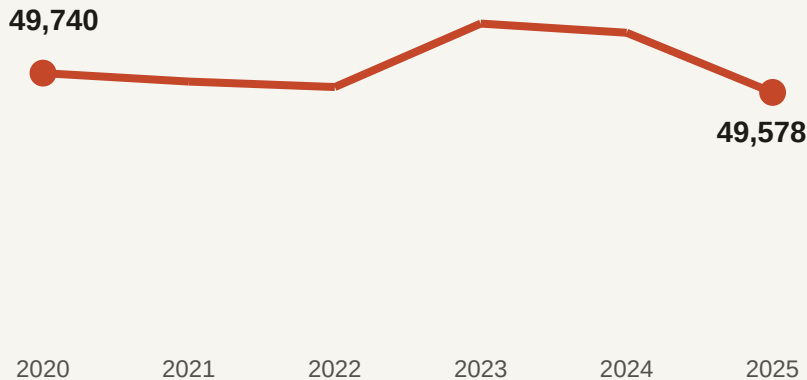
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

49,578

people, the 64th-largest of Florida's cities and towns.



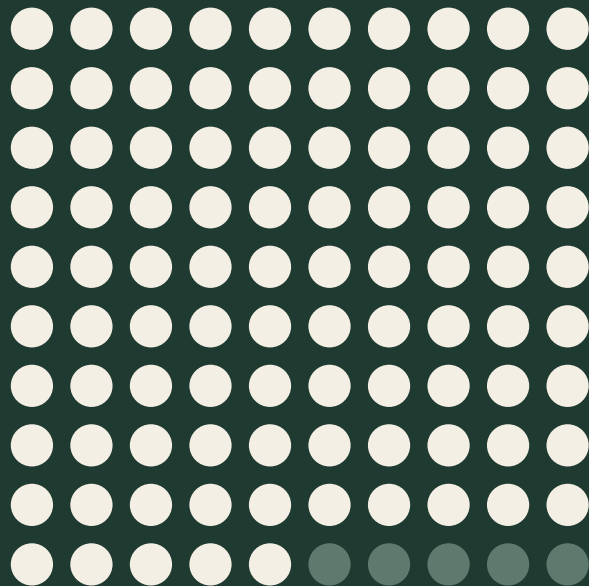
THE WORKDAY

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

94.7%

of 71,694 jobs located in Coral Gables are filled by
in-commuters.

Source: Census LEHD LODES, 2023



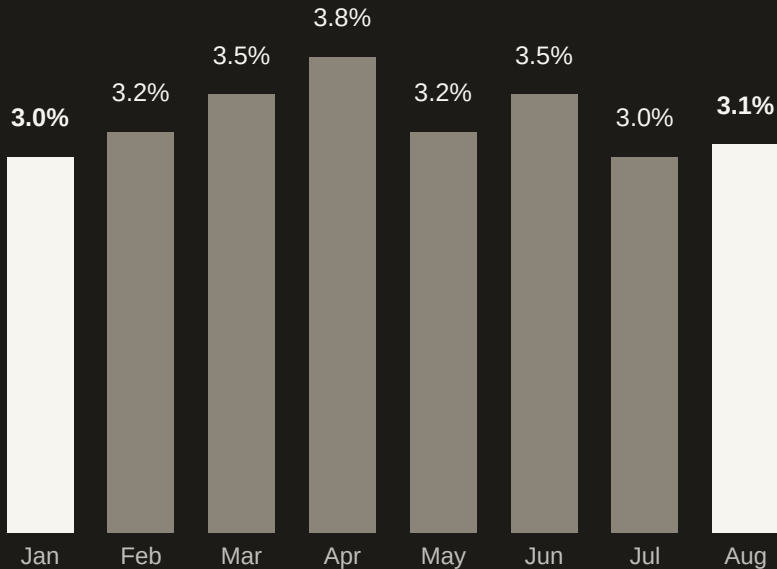
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in January:
3.0%.

3.1%

in August 2026, the latest month released. A year earlier it was 3.6%.

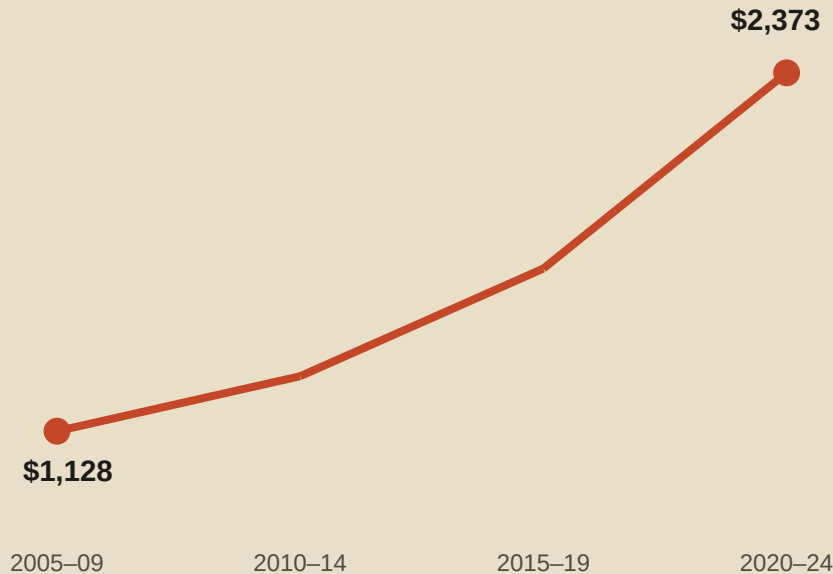


RENT

Median rent is up 110%
since the 2005–2009
survey, before inflation.

\$2,373

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

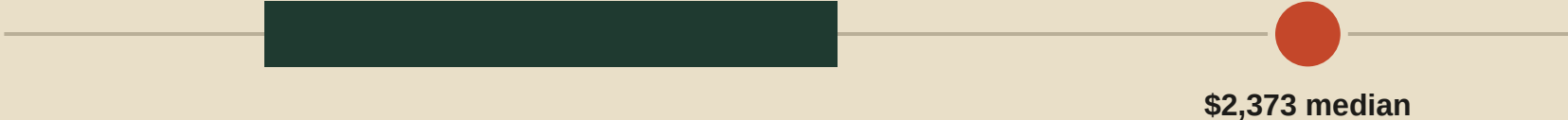
TRACT 82.09

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,242–\$1,863



is the monthly rent range local workforce wages support.

BUILDING

74% of the housing here was built before 2000.

350

homes permitted in ten years,
2016–2025

2%

of those were in multifamily
buildings

74%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–3.3% to the 22,020 homes here.

73–717

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



HOME VALUE

A median home costs
204% more than Florida's.

\$1,089,900

median home value in Coral Gables.

Coral Gables



\$1,089,900

Florida



\$359,000

U.S.



\$332,700

THAT WAS CORAL GABLES'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/coral-gables/**](https://almanacdata.ai/e/fl/coral-gables/)

The Almanac · your hyper-diligent research partner