



El Portal, Florida.

Current market data.

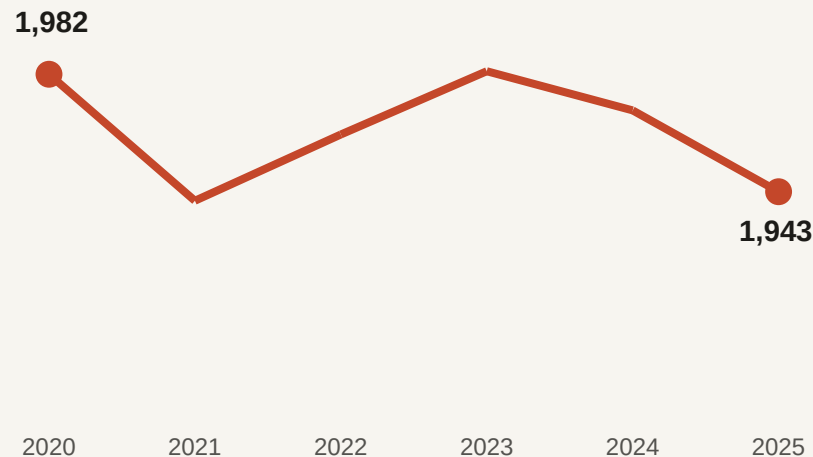
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.0% since 2020.

1,943

people, the 296th-largest of Florida's cities and towns.



THE WORKDAY

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

96.2%

of 182 jobs located in El Portal are filled by in-commuters.



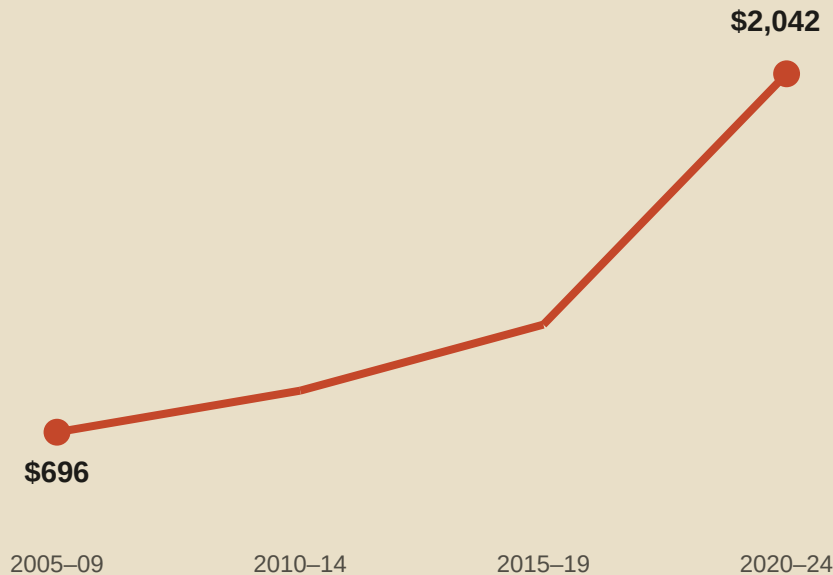
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 193%
since the 2005–2009
survey, before inflation.

\$2,042

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

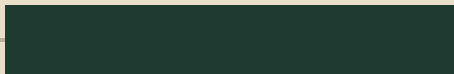
TRACT 82.09

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$918–\$1,377



\$2,042 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

0

homes permitted in ten years, 2016–2025

90%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.2% to the 871 homes here.

0–2

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



HOME VALUE

A median home costs
102% more than Florida's.

\$723,900

median home value in El Portal.

El Portal



\$723,900

Florida



\$359,000

U.S.



\$332,700

THAT WAS EL PORTAL'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/el-portal/

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