



Golden Beach, Florida.

Current market data.

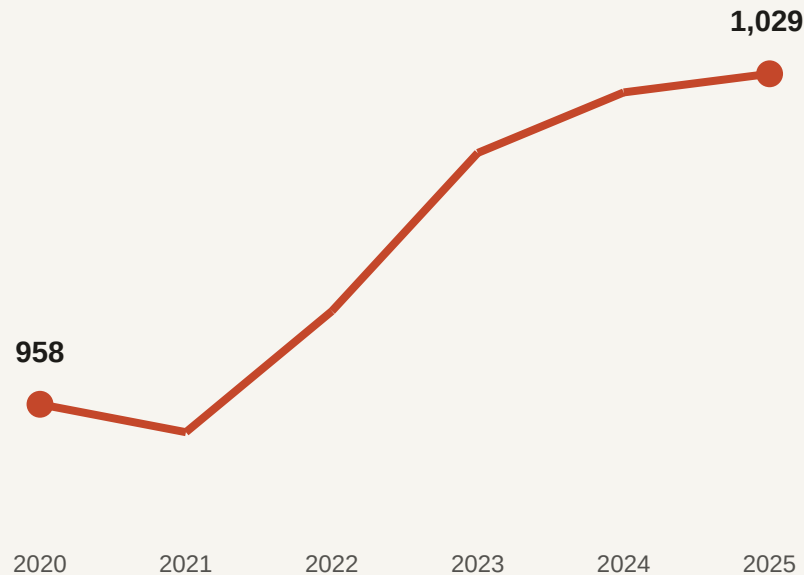
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 7.4% since 2020.

1,029

people, the 332nd-largest of Florida's cities and towns.



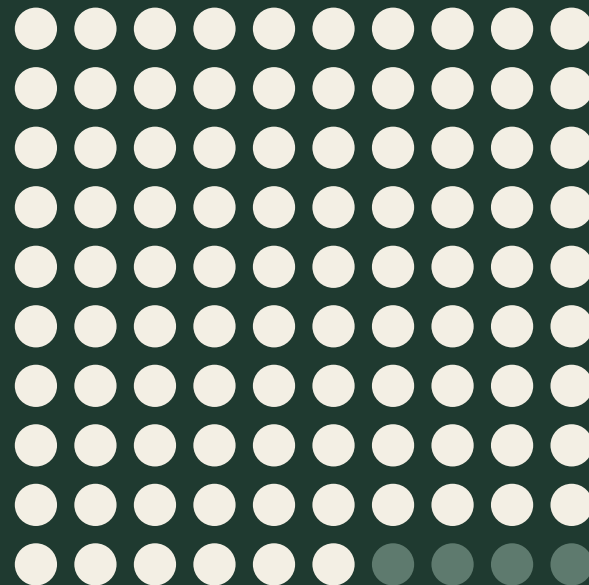
THE WORKDAY

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

96.3%

of 218 jobs located in Golden Beach 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 down 40%
since the 2005–2009
survey, before inflation.

\$1,208

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

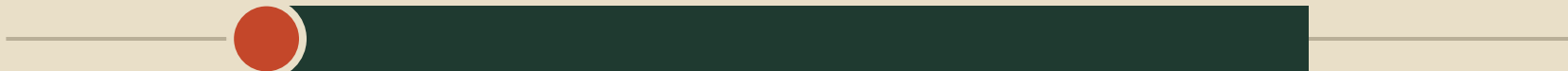
TRACT 82.09

\$3,501

ROOM TO BUILD

Local wages can carry more rent than the median charged today.

\$1,216–\$1,824



\$1,208 median

is the monthly rent range local workforce wages support.

BUILDING

66% of the housing here was built before 2000.

37

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

66%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.6% to the 336 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
457% more than Florida's.

\$2,000,001

median home value in Golden Beach.

Golden Beach



\$2,000,001

Florida



\$359,000

U.S.



\$332,700

THAT WAS GOLDEN BEACH'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/golden-beach/

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