



Gulf Stream, Florida.

Current market data.

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

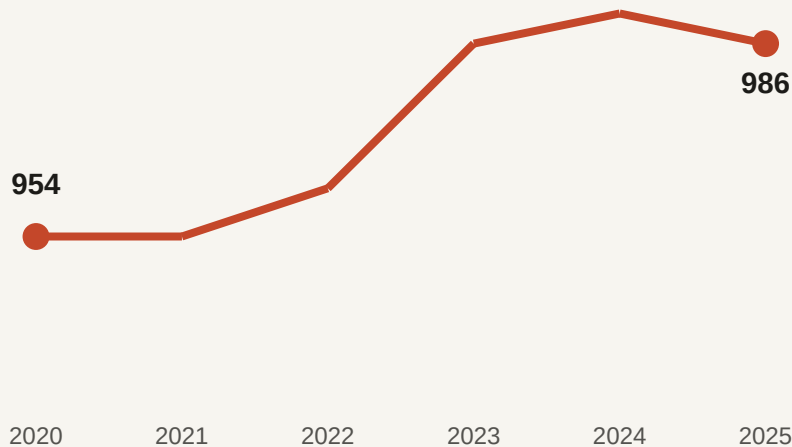


POPULATION

Growing. Up 3.4% since 2020.

986

people, the 335th-largest of Florida's cities and towns.



THE WORKDAY

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

98.6%

of 436 jobs located in Gulf Stream are filled by in-commuters.



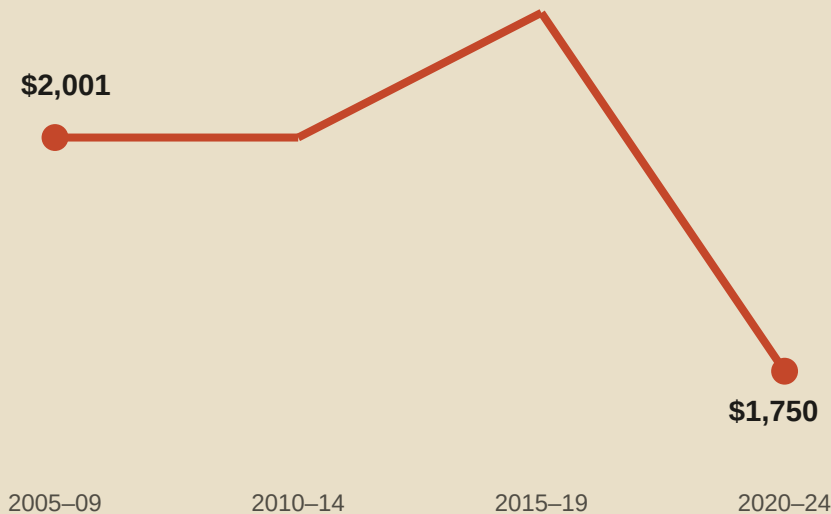
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is down 13%
since the 2005–2009
survey, before inflation.

\$1,750

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,622 gap between neighbors, the sharpest rent edge between adjacent tracts in Palm Beach County.

TRACT 79.17

\$879

TRACT 78.49

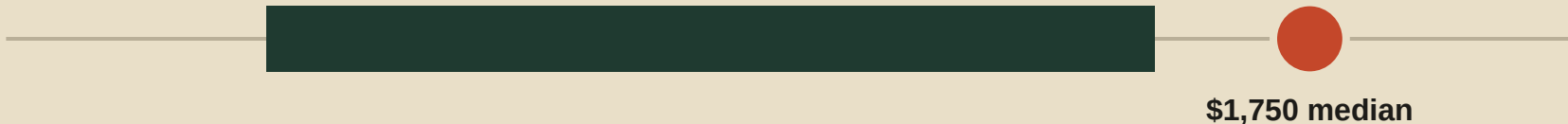
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,103–\$1,654



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

45

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

83%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.7% to the 598 homes here.

0–4

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 Gulf Stream.

Gulf Stream



\$2,000,001

Florida



\$359,000

U.S.



\$332,700

THAT WAS GULF STREAM'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/gulf-stream/**](https://almanacdata.ai/e/fl/gulf-stream/)

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