



Hialeah Gardens, Florida.

Current market data.

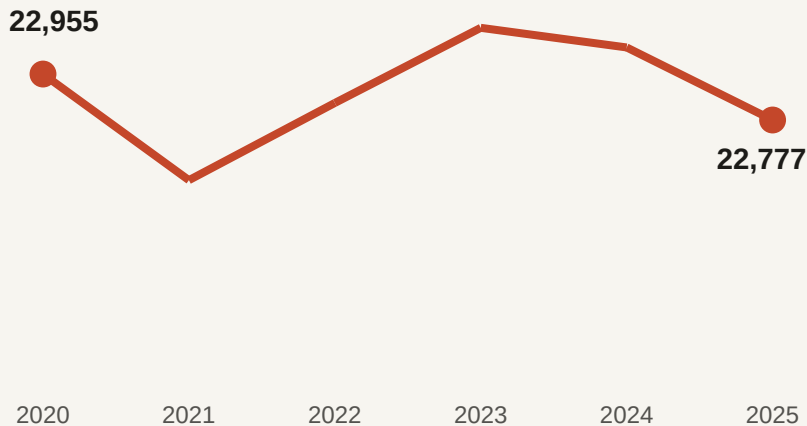
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 0.8% since 2020.

22,777

people, the 111th-largest of Florida's cities and towns.



THE WORKDAY

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

93.3%

of 7,120 jobs located in Hialeah Gardens are filled by
in-commuters.



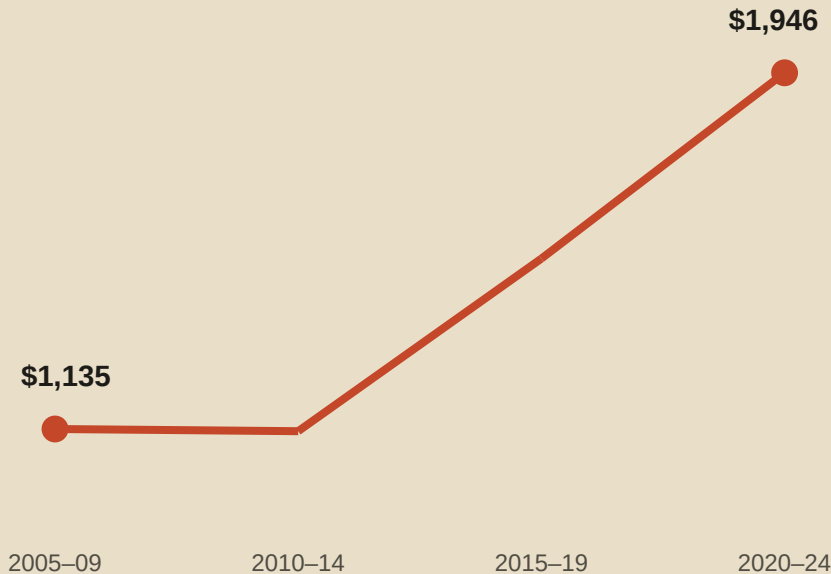
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 71%
since the 2005–2009
survey, before inflation.

\$1,946

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

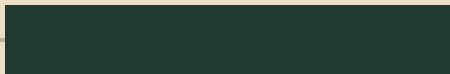
TRACT 82.09

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$871–\$1,307



\$1,946 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

14

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

82%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.5–0.9% to the 7,635 homes here.

37–71

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



HOME VALUE

A median home costs 5% less than Florida's.

\$342,000

median home value in Hialeah Gardens.

Hialeah Gardens



Florida



U.S.



THAT WAS HIALEAH GARDENS'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/hialeah-gardens/**](https://almanacdata.ai/e/fl/hialeah-gardens/)

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