



Hialeah, Florida.

Current market data.

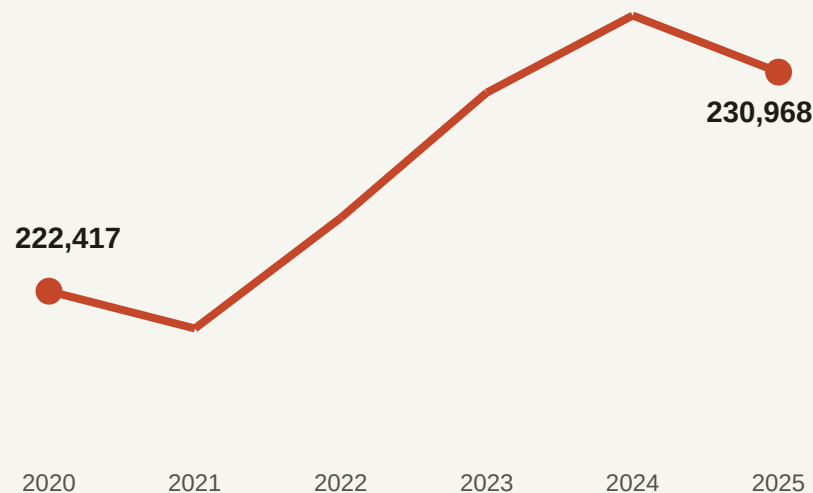
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.8% since 2020.

230,968

people, the 8th-largest of Florida's cities and towns.

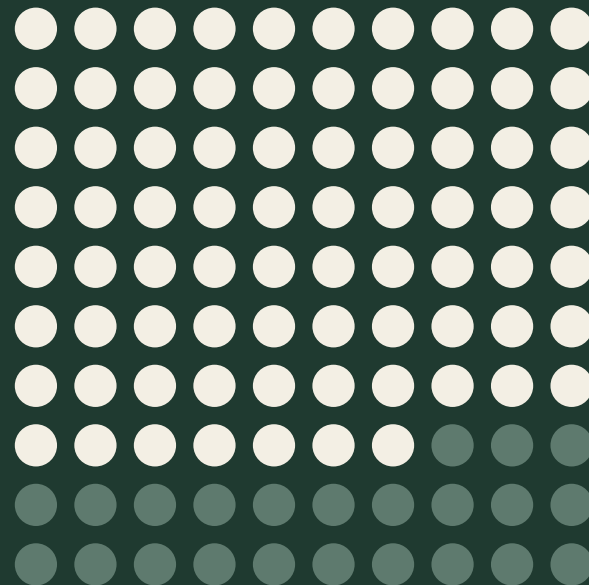


THE WORKDAY

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

77.0%

of 63,390 jobs located in Hialeah are filled by in-commuters.



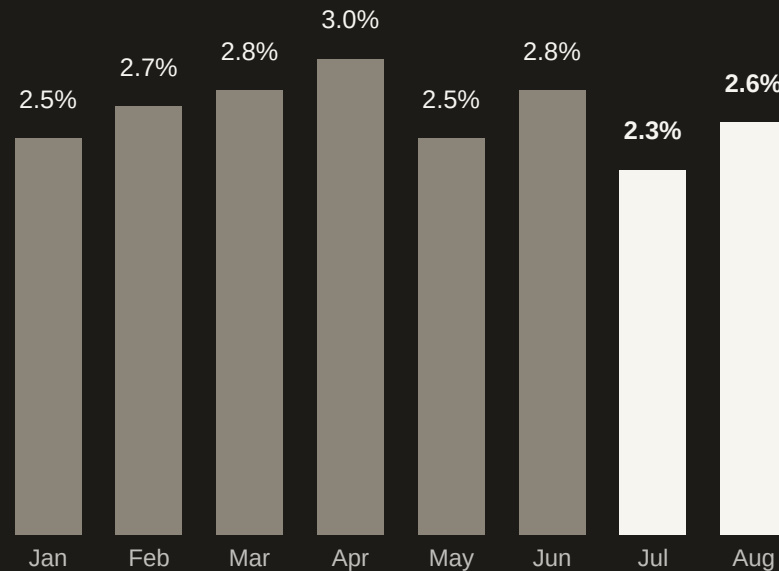
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in July:
2.3%.

2.6%

in August 2026, the latest month released. A year earlier it was 2.9%.

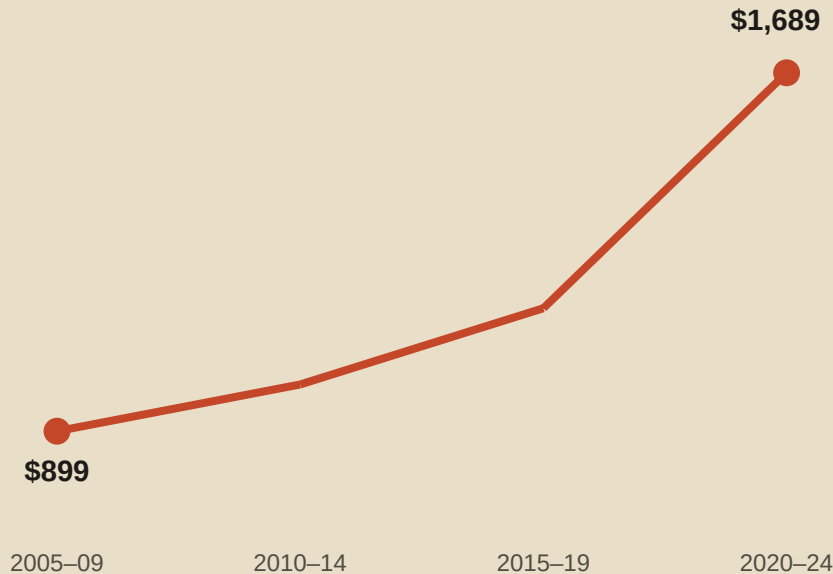


RENT

Median rent is up 88%
since the 2005–2009
survey, before inflation.

\$1,689

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

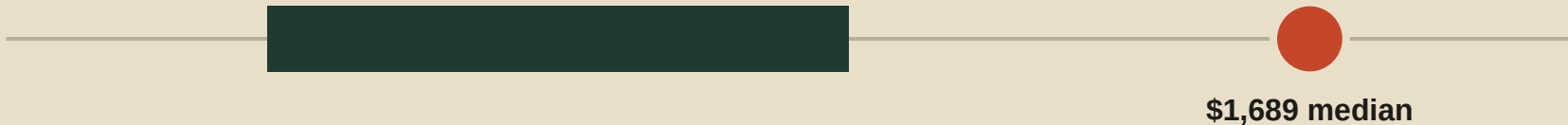
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$891–\$1,336



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

7,110

homes permitted in ten years,
2016–2025

89%

of those were in multifamily
buildings

89%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.6–0.8% to the 79,130 homes here.

512–634

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



HOME VALUE

A median home costs 9% more than Florida's.

\$392,000

median home value in Hialeah.

Hialeah



\$392,000

Florida



\$359,000

U.S.



\$332,700

THAT WAS HIALEAH'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/

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