



Highland Beach, Florida.

Current market data.

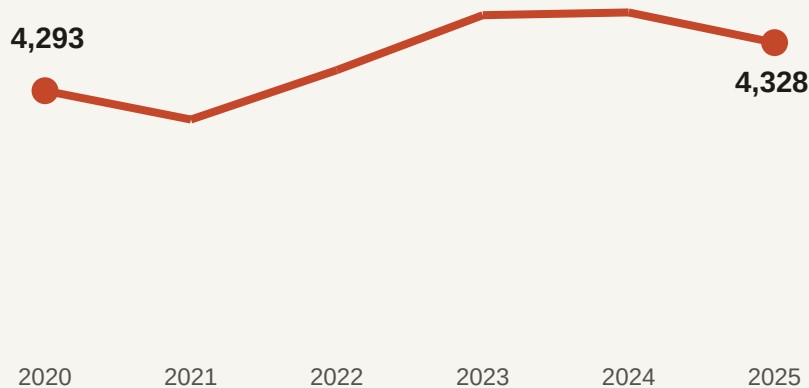
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.8% since 2020.

4,328

people, the 237th-largest of Florida's cities and towns.



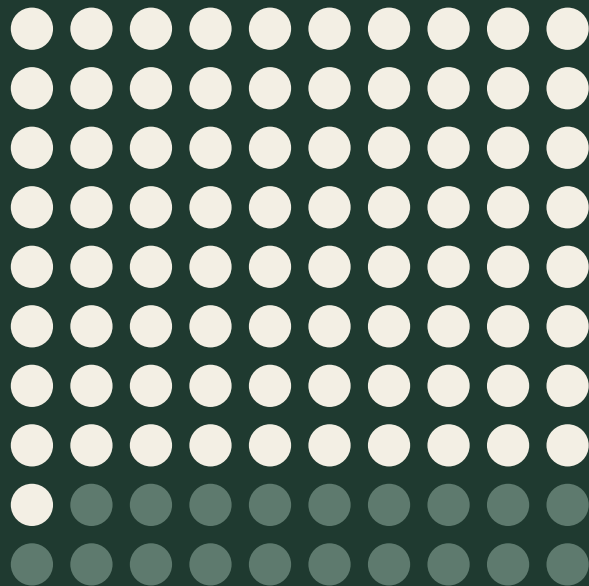
THE WORKDAY

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

80.6%

of 465 jobs located in Highland Beach are filled by
in-commuters.

Source: Census LEHD LODES, 2023



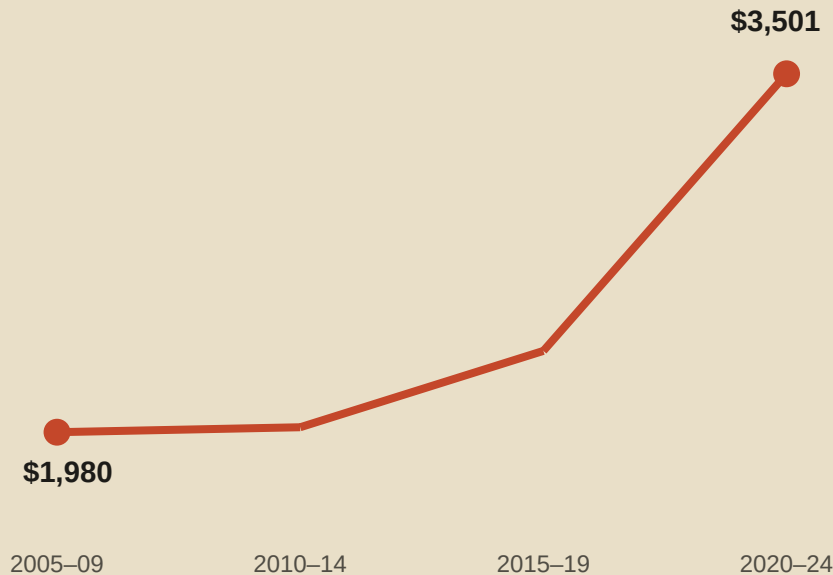
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

**Median rent is up 77%
since the 2005–2009
survey, before inflation.**

\$3,501

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

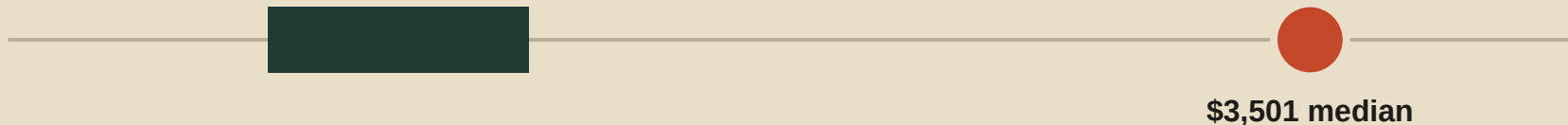
TRACT 78.49

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,170–\$1,754



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

23

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

86%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.0–0.1% to the 4,613 homes here.

1–5

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



HOME VALUE

A median home costs
153% more than Florida's.

\$909,200

median home value in Highland Beach.

Highland Beach



\$909,200

Florida



\$359,000

U.S.



\$332,700

THAT WAS HIGHLAND 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/highland-beach/**](https://almanacdata.ai/e/fl/highland-beach/)

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