



Homestead, Florida.

Current market data.

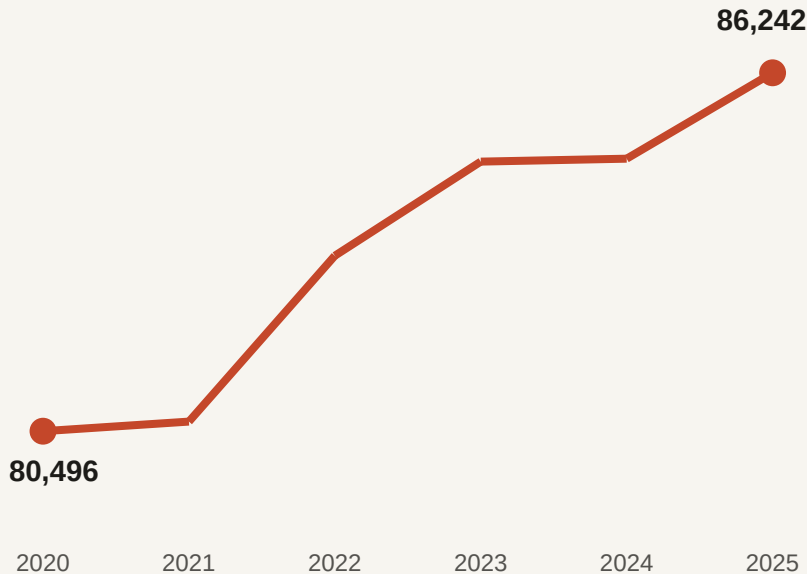
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 7.1% since 2020.

86,242

people, the 33rd-largest of Florida's cities and towns.



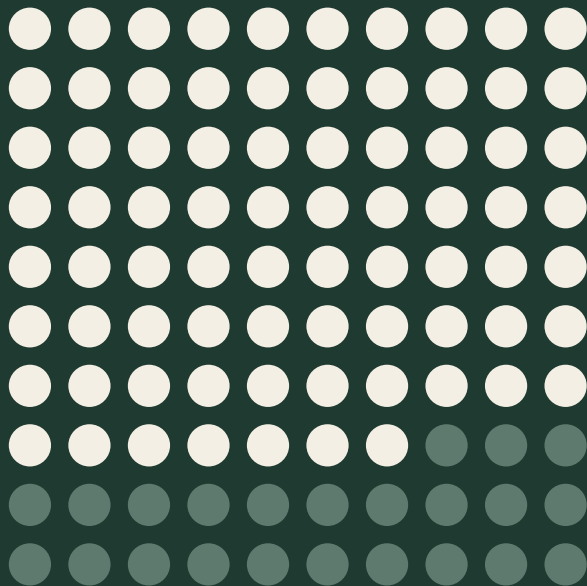
THE WORKDAY

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

76.9%

of 15,240 jobs located in Homestead are filled by
in-commuters.

Source: Census LEHD LODES, 2023



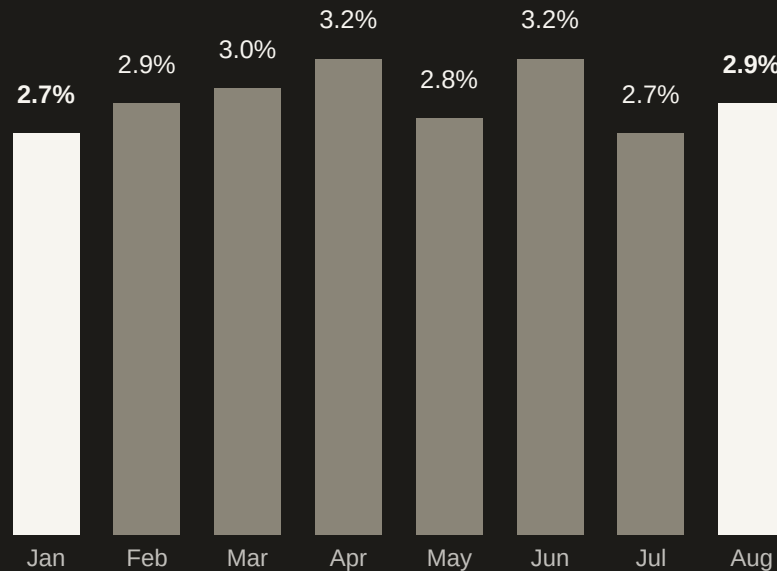
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in January:
2.7%.

2.9%

in August 2026, the latest month released. A year earlier it was 3.2%.

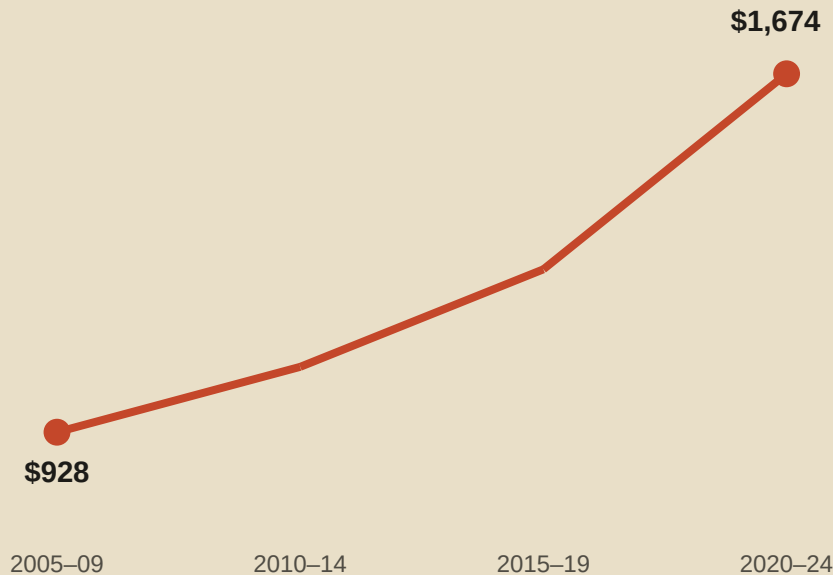


RENT

Median rent is up 80%
since the 2005–2009
survey, before inflation.

\$1,674

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

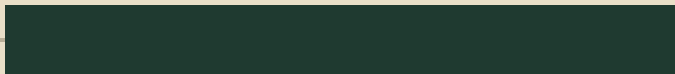
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$921–\$1,381



\$1,674 median

is the monthly rent range local workforce wages support.

BUILDING

45% of the housing here was built before 2000.

4,416

homes permitted in ten years,
2016–2025

9%

of those were in multifamily
buildings

45%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.6–0.8% to the 27,474 homes here.

152–216

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



HOME VALUE

A median home costs 6% more than Florida's.

\$380,000

median home value in Homestead.

Homestead



Florida



U.S.



THAT WAS HOMESTEAD'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/homestead/

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