



Key Biscayne, Florida.

Current market data.

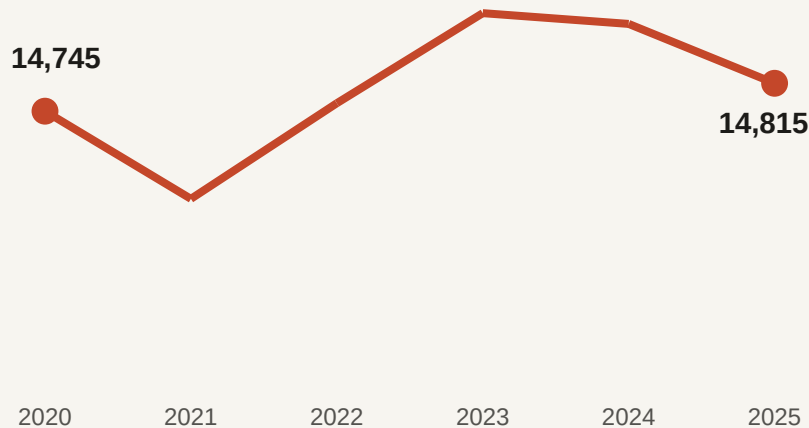
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.5% since 2020.

14,815

people, the 145th-largest of Florida's cities and towns.



THE WORKDAY

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

85.3%

of 3,935 jobs located in Key Biscayne are filled by
in-commuters.



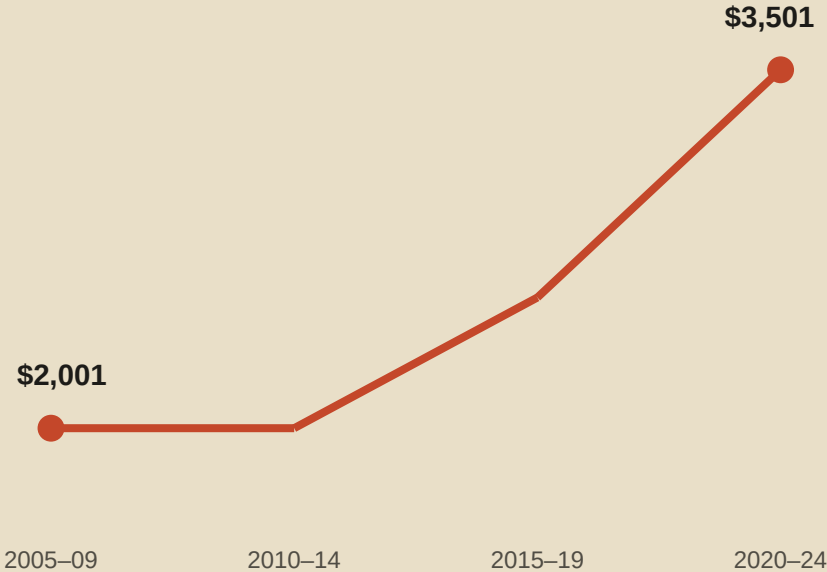
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 75% since the 2005–2009 survey, before inflation.

\$3,501

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



Source: Census ACS 5-year, 2020-2024



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

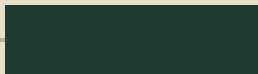
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,102–\$1,652



\$3,501 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

287

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

87%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.5% to the 7,310 homes here.

21–39

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



HOME VALUE

A median home costs
339% more than Florida's.

\$1,575,300

median home value in Key Biscayne.

Key Biscayne



\$1,575,300

Florida



\$359,000

U.S.



\$332,700

THAT WAS KEY BISCAVNE'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/key-biscayne/

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