



Medley, Florida.

Current market data.

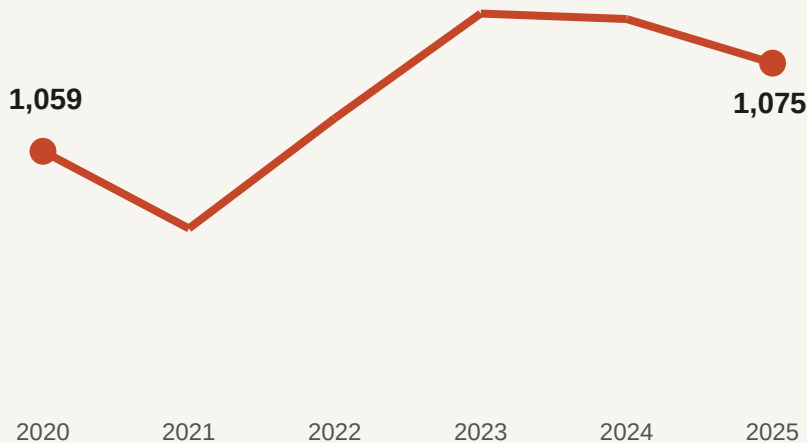
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.5% since 2020.

1,075

people, the 331st-largest of Florida's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

99.9%

of 31,272 jobs located in Medley are filled by in-commuters.



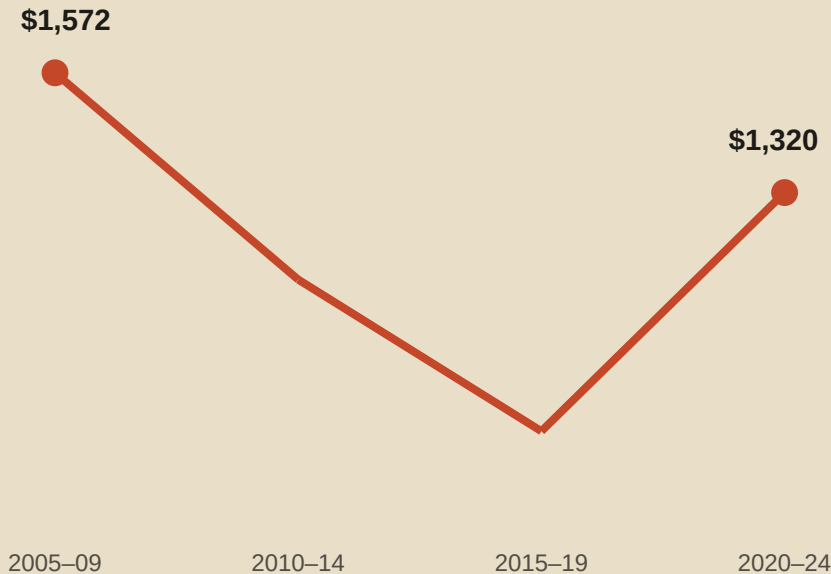
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is down 16%
since the 2005–2009
survey, before inflation.

\$1,320

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

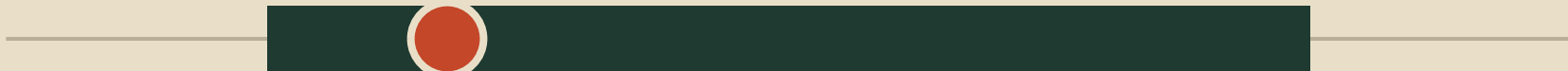
\$3,501



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,215–\$1,822



\$1,320 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

89%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–68.2% to the 459 homes here.

1–313

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



HOME VALUE

A median home costs 76% less than Florida's.

\$87,300

median home value in Medley.

Medley



\$87,300

Florida



\$359,000

U.S.



\$332,700

THAT WAS MEDLEY'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/medley/

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