



Miami Gardens, Florida.

Current market data.

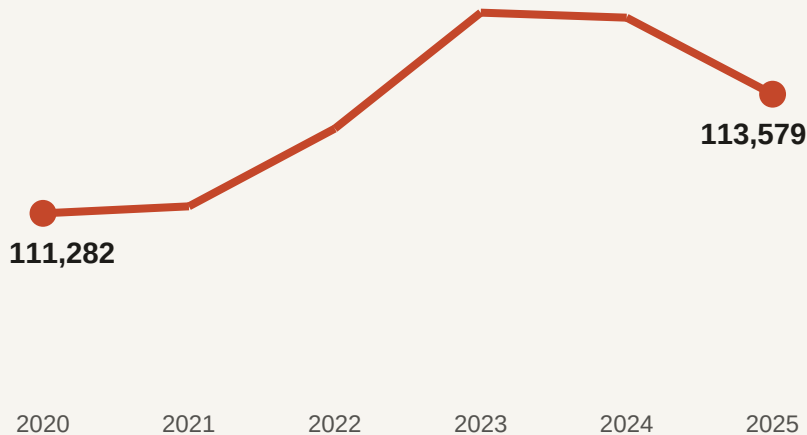
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.1% since 2020.

113,579

people, the 21st-largest of Florida's cities and towns.



THE WORKDAY

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

91.1%

of 35,750 jobs located in Miami Gardens are filled by in-commuters.



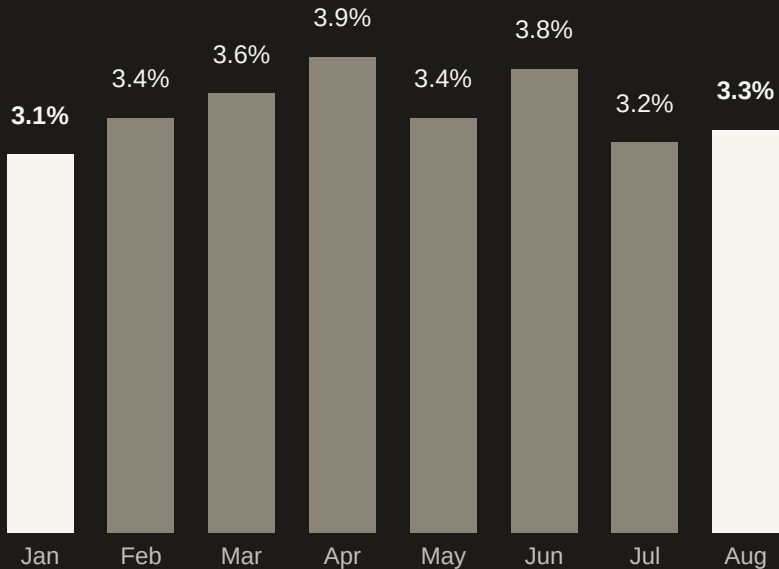
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in January:
3.1%.

3.3%

in August 2026, the latest month released. A year earlier it was 3.9%.

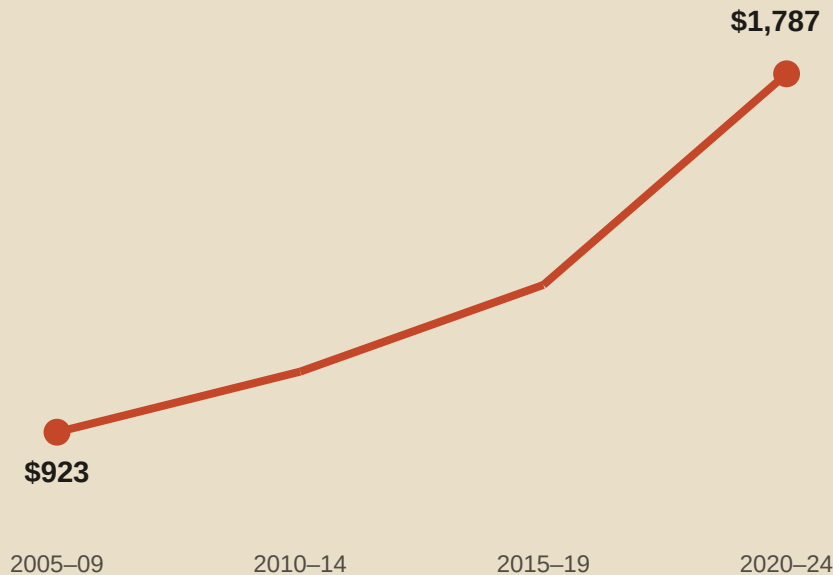


RENT

Median rent is up 94%
since the 2005–2009
survey, before inflation.

\$1,787

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.

\$900–\$1,350



\$1,787 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1,619

homes permitted in ten years,
2016–2025

88%

of those were in multifamily
buildings

87%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.0% to the 37,003 homes here.

168–358

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



HOME VALUE

A median home costs 5% more than Florida's.

\$378,500

median home value in Miami Gardens.

Miami Gardens



\$378,500

Florida



\$359,000

U.S.



\$332,700

THAT WAS MIAMI GARDENS'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/miami-gardens/**](https://almanacdata.ai/e/fl/miami-gardens/)

The Almanac · your hyper-diligent research partner