



Miami Lakes, Florida.

Current market data.

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

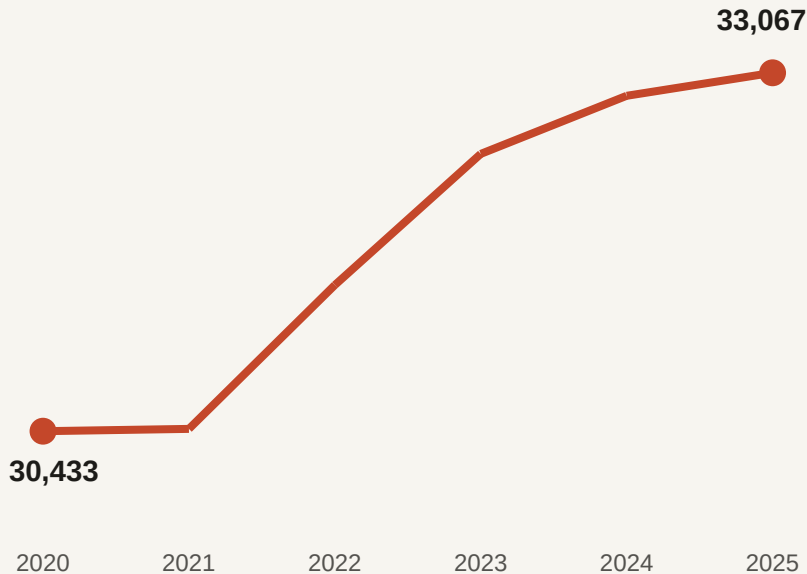


POPULATION

**Growing. Up 8.7% since
2020.**

33,067

people, the 91st-largest of Florida's cities and towns.

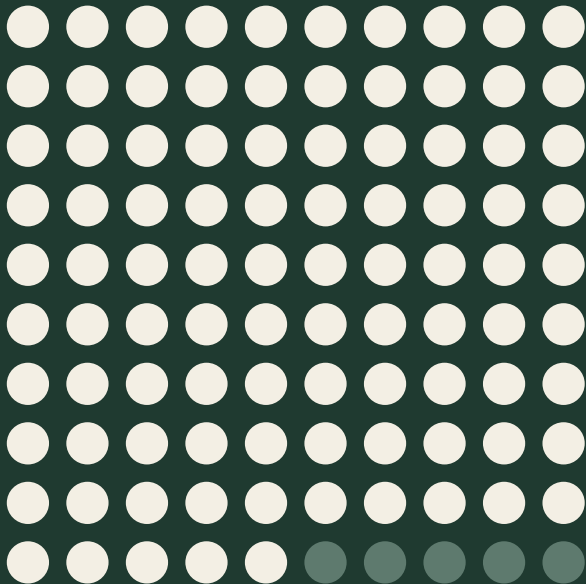


THE WORKDAY

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

94.6%

of 24,715 jobs located in Miami Lakes are filled by in-commuters.



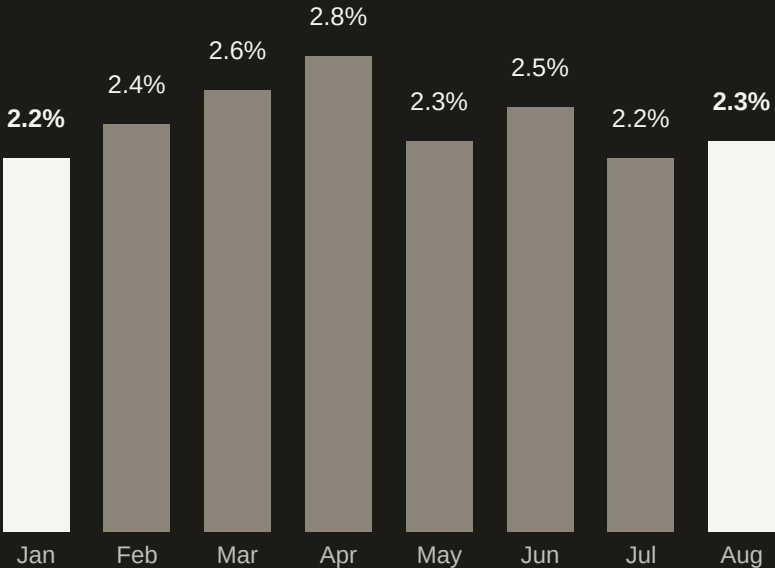
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in January:
2.2%.

2.3%

in August 2026, the latest month released. A year earlier it was 2.7%.



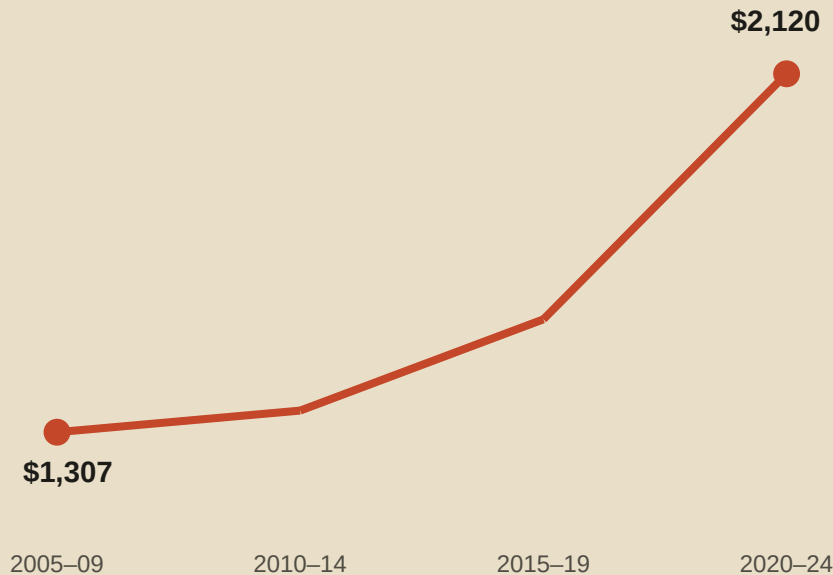
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 62%
since the 2005–2009
survey, before inflation.

\$2,120

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

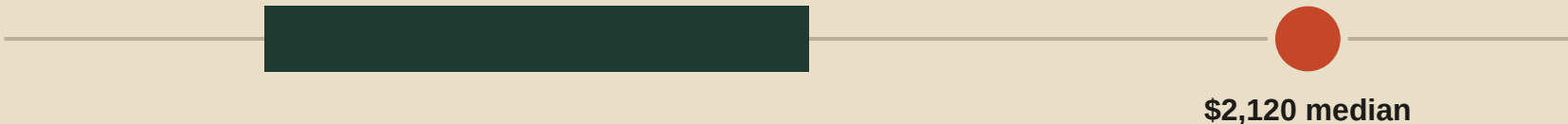
TRACT 82.09

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,083–\$1,624



is the monthly rent range local workforce wages support.

BUILDING

73% of the housing here was built before 2000.

2,101

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

73%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–2.2% to the 11,346 homes here.

55–247

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



HOME VALUE

A median home costs 74%
more than Florida's.

\$626,400

median home value in Miami Lakes.

Miami Lakes



\$626,400

Florida



\$359,000

U.S.



\$332,700

THAT WAS MIAMI LAKES'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-lakes/

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