



Miami Shores, Florida.

Current market data.

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

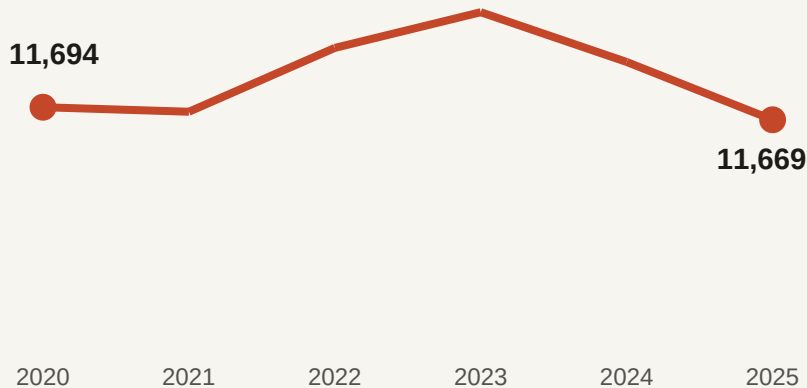


POPULATION

Down 0.2% since 2020.

11,669

people, the 161st-largest of Florida's cities and towns.



THE WORKDAY

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

94.2%

of 5,003 jobs located in Miami Shores are filled by
in-commuters.



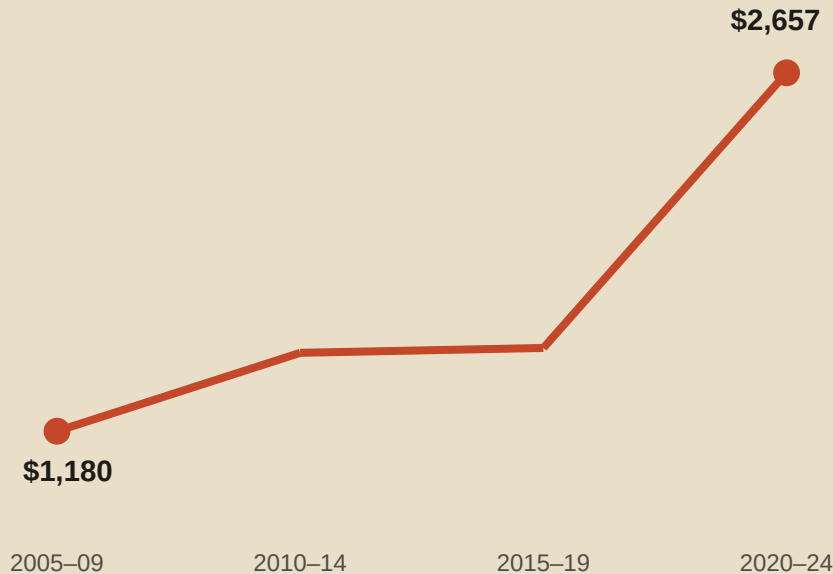
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 125%
since the 2005–2009
survey, before inflation.

\$2,657

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

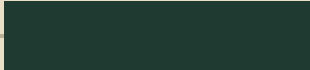
TRACT 82.09

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$948–\$1,423



\$2,657 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

44

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

96%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.3% to the 3,917 homes here.

6–50

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



HOME VALUE

A median home costs
141% more than Florida's.

\$864,400

median home value in Miami Shores.

Miami Shores



\$864,400

Florida



\$359,000

U.S.



\$332,700

THAT WAS MIAMI SHORES'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-shores/

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