



Miami Springs, Florida.

Current market data.

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

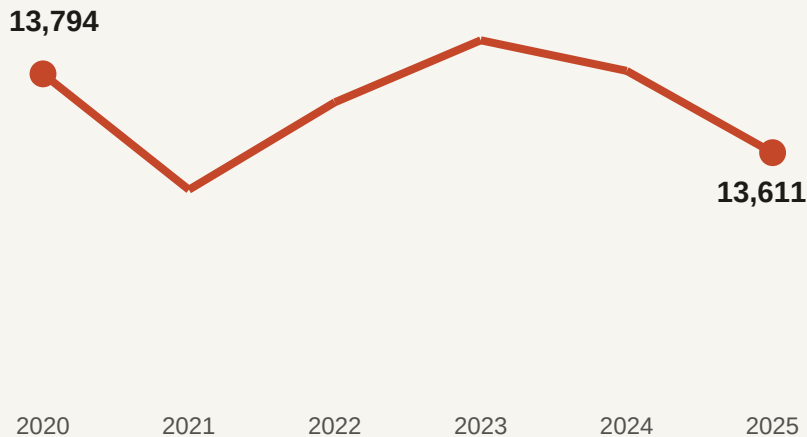


POPULATION

Down 1.3% since 2020.

13,611

people, the 152nd-largest of Florida's cities and towns.

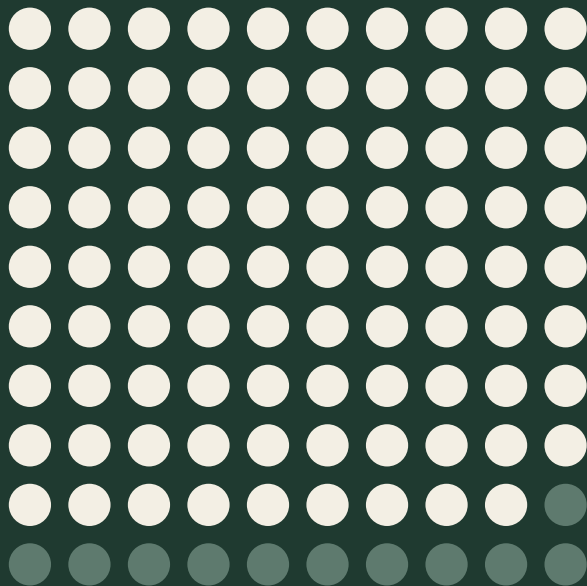


THE WORKDAY

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

88.8%

of 3,946 jobs located in Miami Springs are filled by
in-commuters.



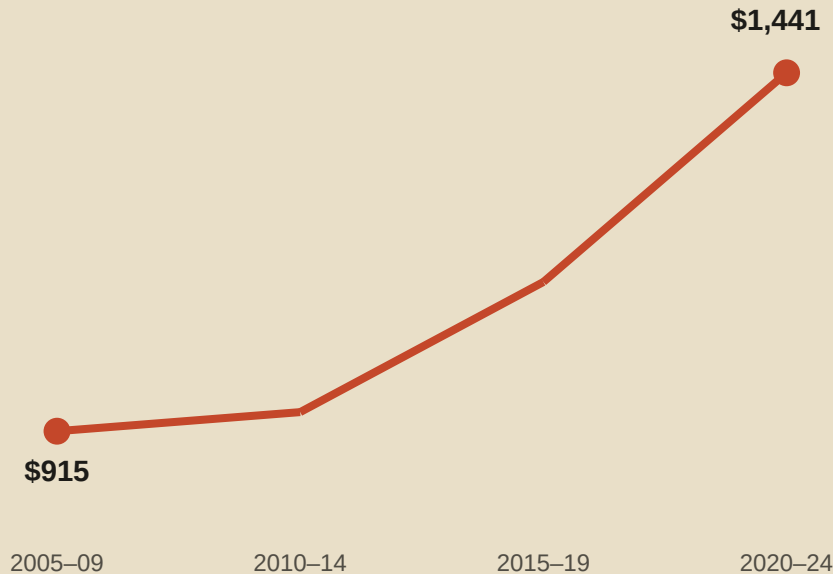
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 57%
since the 2005–2009
survey, before inflation.

\$1,441

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

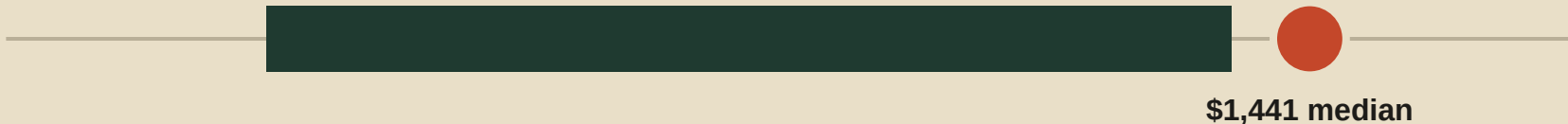
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$935–\$1,403



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

77

homes permitted in ten years,
2016–2025

83%

of those were in multifamily
buildings

97%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.7% to the 5,648 homes here.

22–39

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



HOME VALUE

A median home costs 56% more than Florida's.

\$560,800

median home value in Miami Springs.

Miami Springs



\$560,800

Florida



\$359,000

U.S.



\$332,700

THAT WAS MIAMI SPRINGS'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-springs/

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