North Bay Village, Florida.

Current market data.

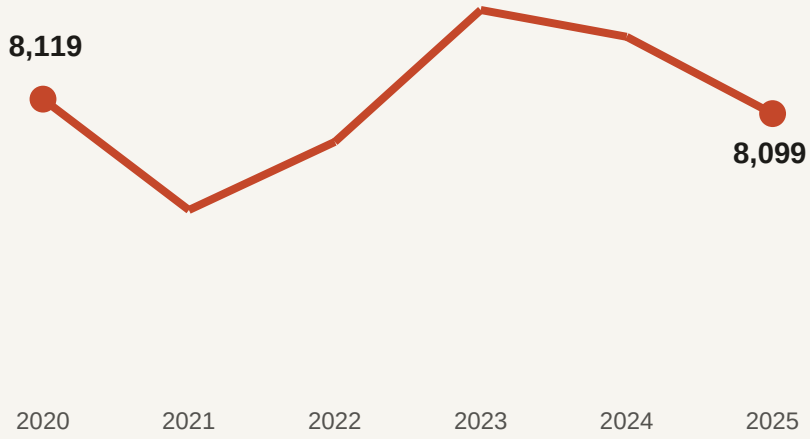
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 0.2% since 2020.

8,099

people, the 189th-largest of Florida's cities and towns.



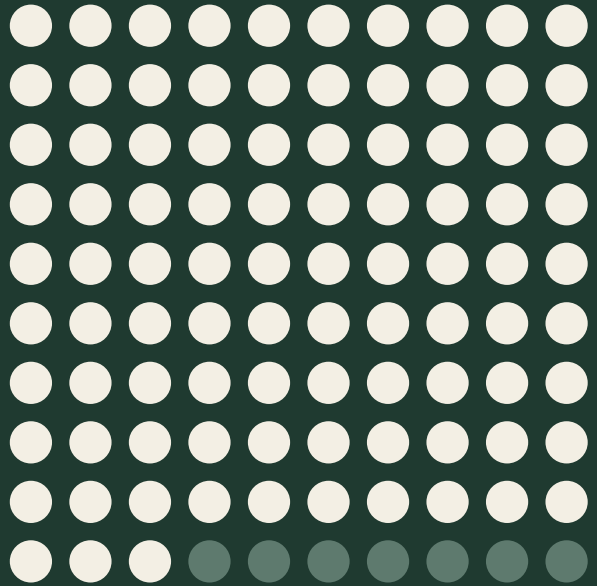
Source: Census Population Estimates, 2025

THE WORKDAY

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

92.8%

of 1,753 jobs located in North Bay Village are filled by in-commuters.



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

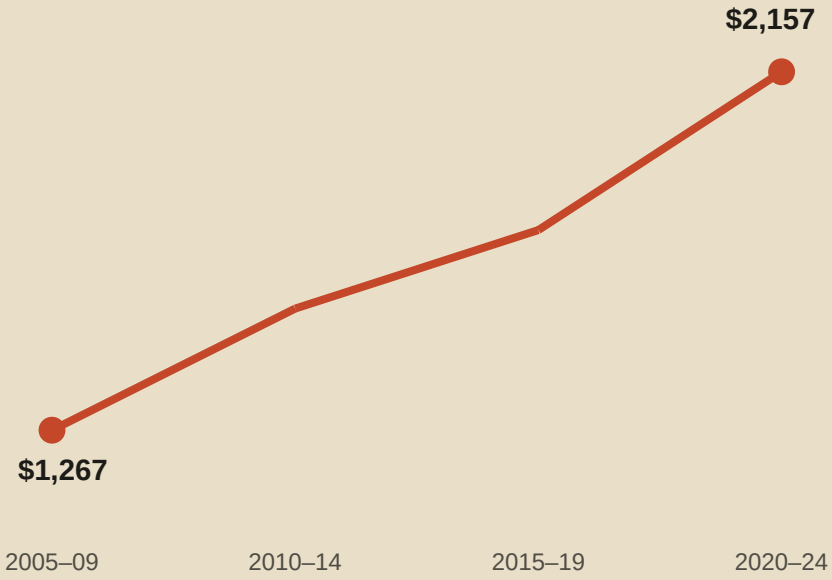
Source: Census LEHD LODES, 2023

RENT

Median rent is up 70% since the 2005–2009 survey, before inflation.

$2,157

a month. Florida's median is $1,669.

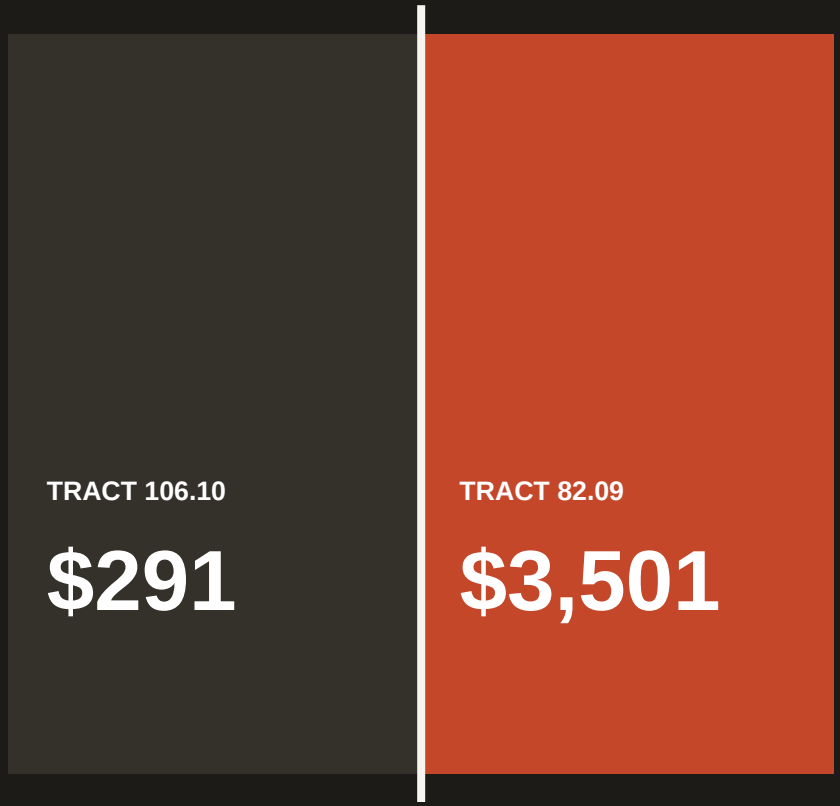


Source: Census ACS 5-year, 2020-2024

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.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

66% of the housing here was built before 2000.

68

homes permitted in ten years, 2016–2025

81%

of those were in multifamily buildings

66%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.4% to the 4,497 homes here.

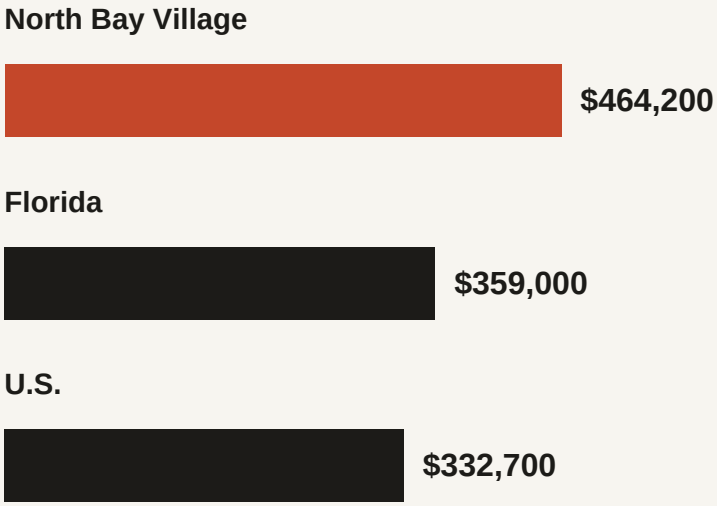
18–19

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

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 29% more than Florida's.



$464,200

median home value in North Bay Village.

Source: Census ACS 5-year, 2020-2024

THAT WAS NORTH BAY VILLAGE'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/north-bay-village/**