North Miami Beach, Florida.

Current market data.

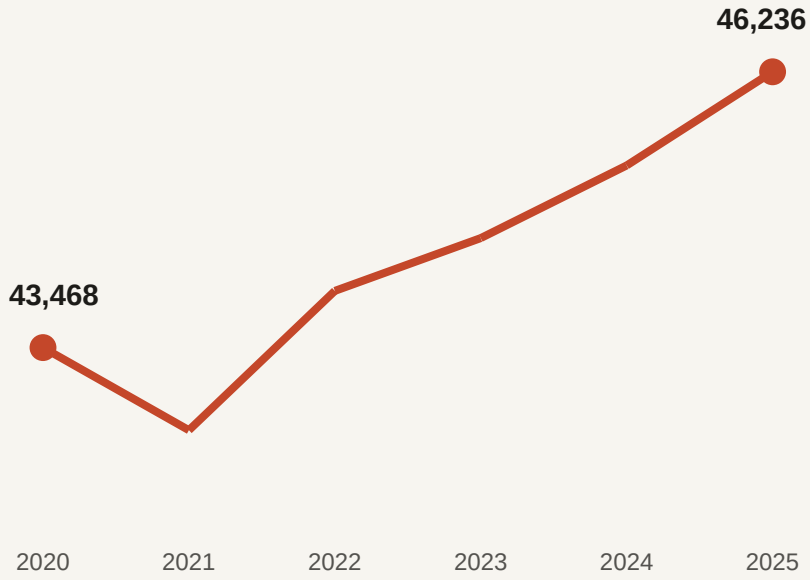
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 6.4% since 2020.

46,236

people, the 68th-largest of Florida's cities and towns.



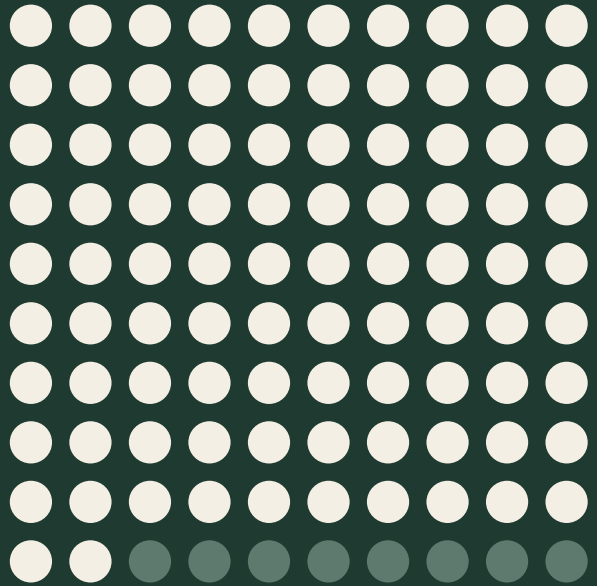
Source: Census Population Estimates, 2025

THE WORKDAY

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

92.4%

of 13,692 jobs located in North Miami Beach are filled by in-commuters.



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

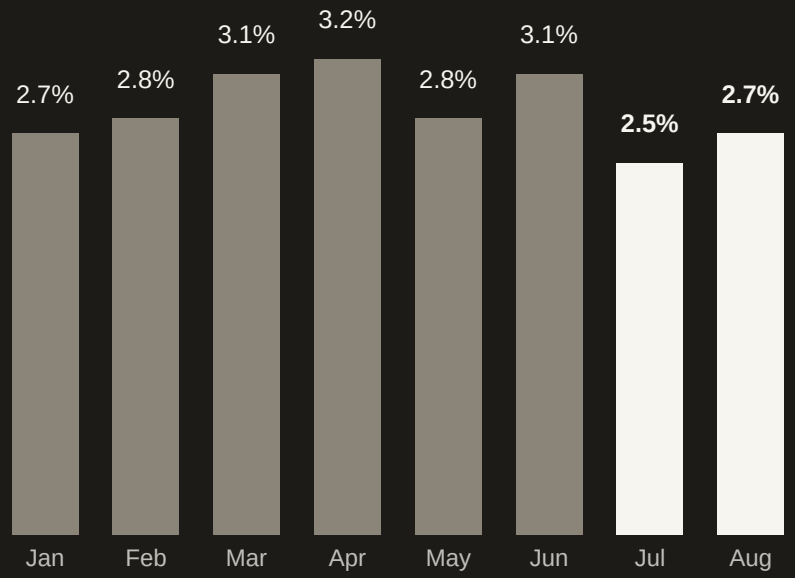
Source: Census LEHD LODES, 2023

UNEMPLOYMENT, 2026

The low came in July: 2.5%.

2.7%

in August 2026, the latest month released. A year earlier it was 3.0%.



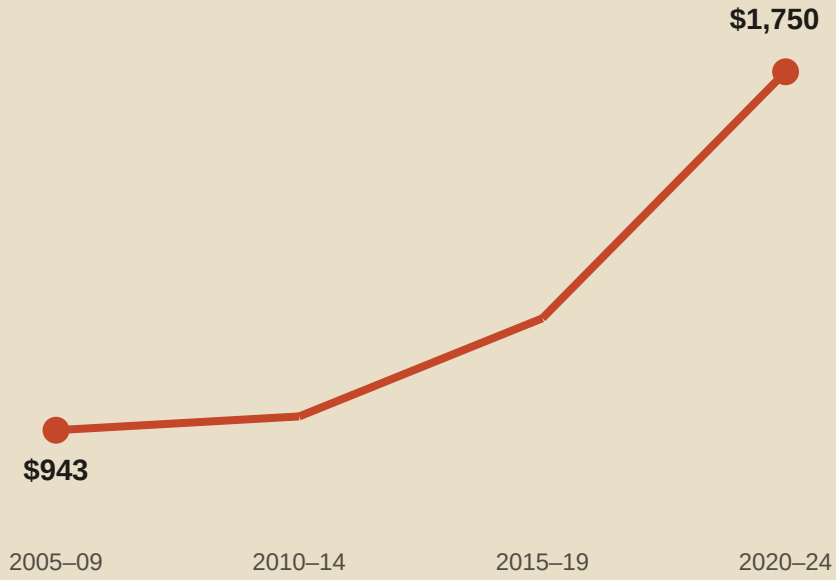
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 86% since the 2005–2009 survey, before inflation.

$1,750

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

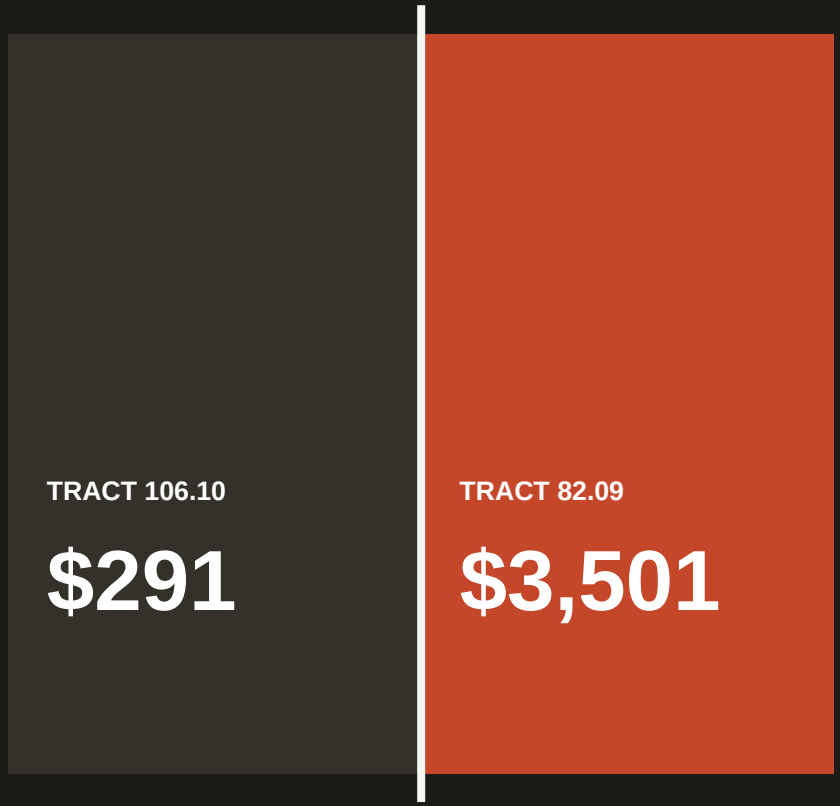


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

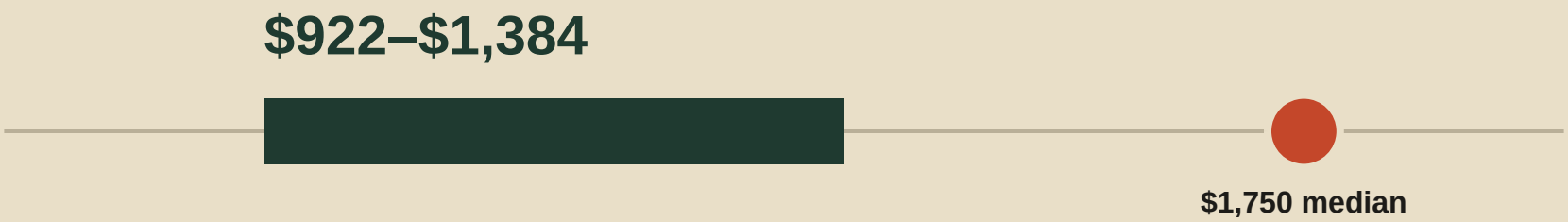
A $3,210 gap between neighbors, the sharpest rent edge between adjacent tracts in Miami-Dade County.



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

Most of the housing here is older than 2000.

1,916

homes permitted in ten years, 2016–2025

95%

of those were in multifamily buildings

88%

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 0.5–0.8% to the 17,533 homes here.

92–137

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

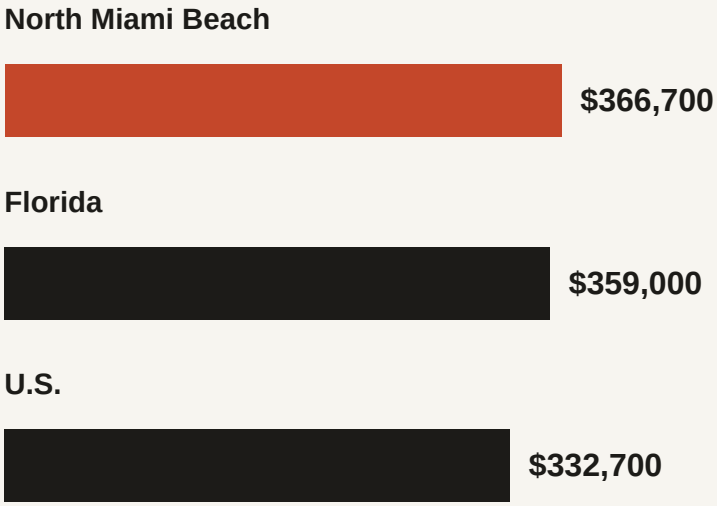
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 2% more than Florida's.

$366,700

median home value in North Miami Beach.



Source: Census ACS 5-year, 2020-2024

THAT WAS NORTH MIAMI BEACH'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-miami-beach/**