



# Oakland Park, Florida.

Current market data.

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

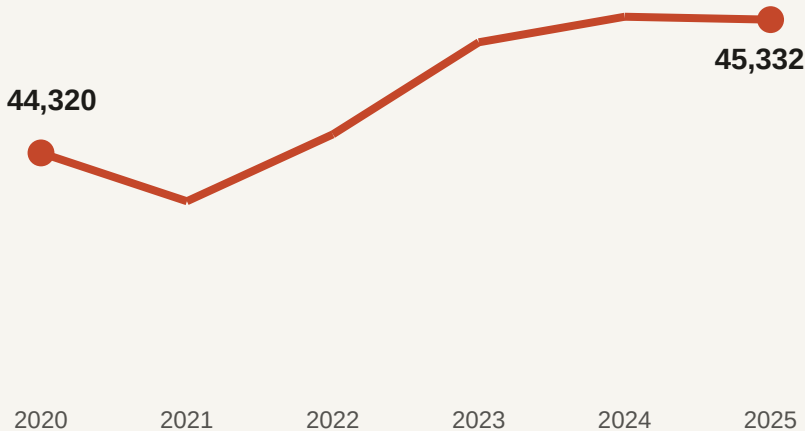


POPULATION

**Growing. Up 2.3% since 2020.**

**45,332**

people, the 71st-largest of Florida's cities and towns.



## THE WORKDAY

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

93.9%

of 23,796 jobs located in Oakland Park are filled by in-commuters.



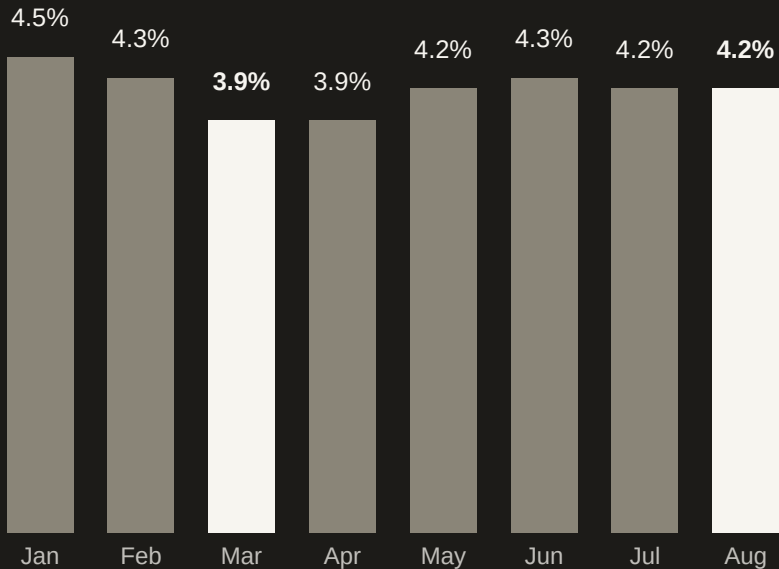
Each dot is 1% of jobs. Filled: held by in-commuters.

## UNEMPLOYMENT, 2026

The low came in March:  
3.9%.

4.2%

in August 2026, the latest month released. A year earlier it was 3.7%.

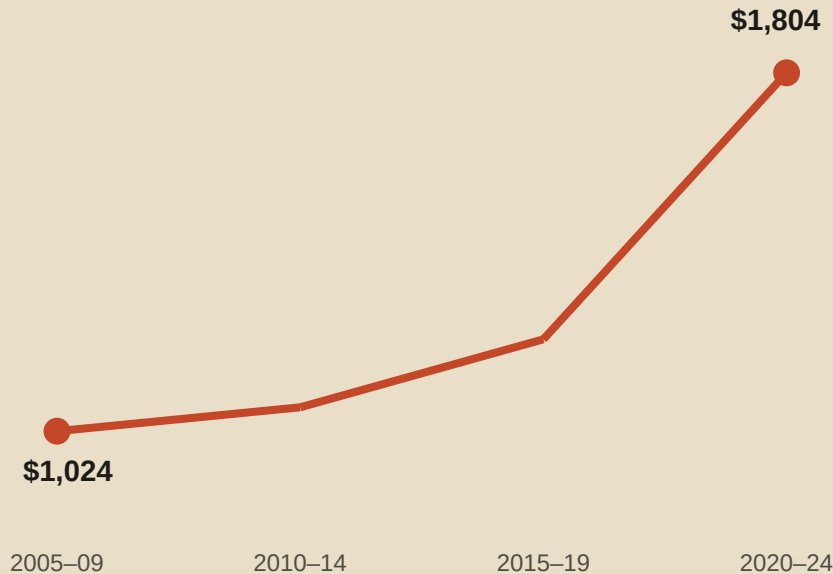


RENT

Median rent is up 76%  
since the 2005–2009  
survey, before inflation.

**\$1,804**

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





## THE SEAM

# Cross one tract line and median rent doubles.

A \$2,164 gap between neighbors, the sharpest rent edge between adjacent tracts in Broward County.

TRACT 602.14

**\$1,337**

TRACT 602.12

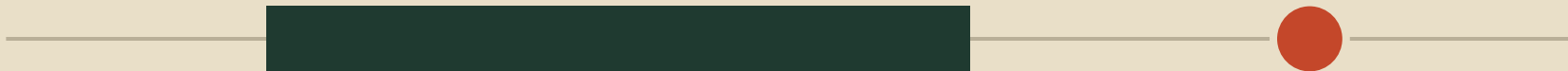
**\$3,501**



ROOM TO BUILD

# The median rent is above what local wages can carry.

**\$1,036–\$1,554**



**\$1,804 median**

is the monthly rent range local workforce wages support.

## BUILDING

# Most of the housing here is older than 2000.

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**683**

homes permitted in ten years,  
2016–2025

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**42%**

of those were in multifamily  
buildings

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**89%**

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.4–1.2% to the 19,114 homes here.**

**79–238**

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



## HOME VALUE

**A median home costs 7% more than Florida's.**

**\$385,000**

median home value in Oakland Park.

Oakland Park



\$385,000

Florida



\$359,000

U.S.



\$332,700

THAT WAS OAKLAND PARK'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/oakland-park/](https://almanacdata.ai/e/fl/oakland-park/)

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