



Palmetto Bay, Florida.

Current market data.

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

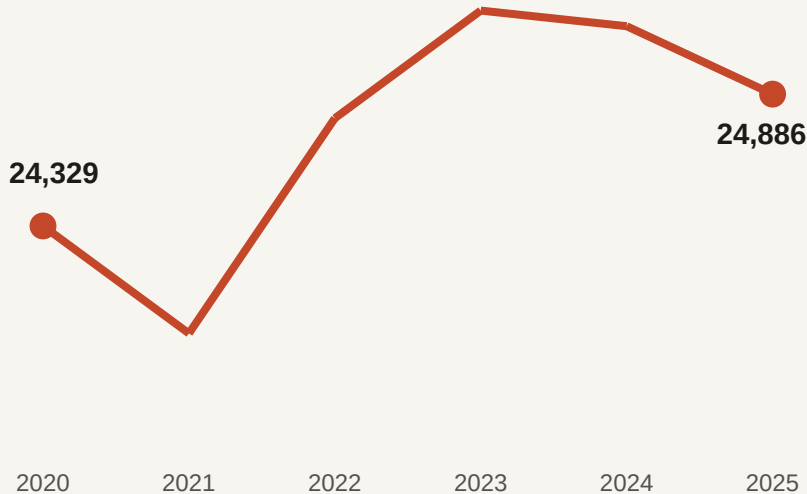


POPULATION

Growing. Up 2.3% since 2020.

24,886

people, the 106th-largest of Florida's cities and towns.



THE WORKDAY

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

92.3%

of 9,017 jobs located in Palmetto Bay are filled by in-commuters.



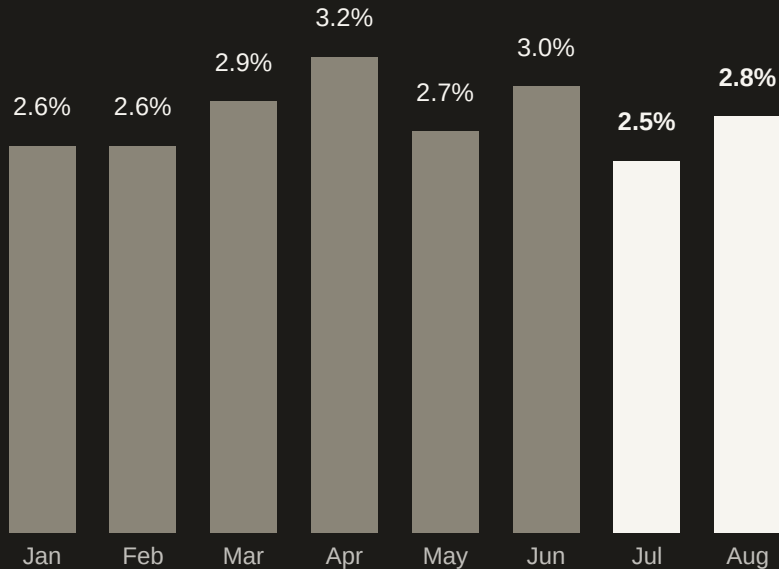
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in July:
2.5%.

2.8%

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

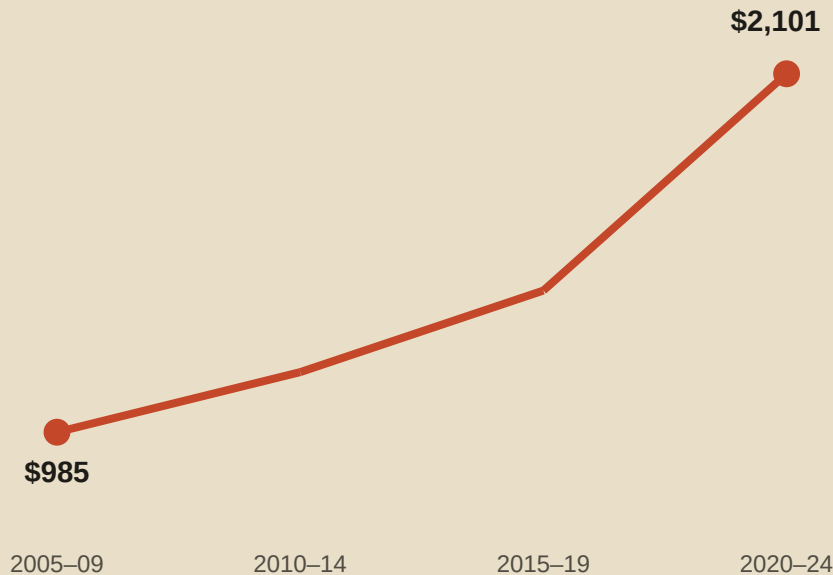


RENT

Median rent is up 113%
since the 2005–2009
survey, before inflation.

\$2,101

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

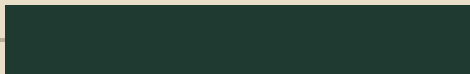
TRACT 82.09

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$963–\$1,444



\$2,101 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

595

homes permitted in ten years,
2016–2025

87%

of those were in multifamily
buildings

85%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.0% to the 8,681 homes here.

22–90

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



HOME VALUE

A median home costs
145% more than Florida's.

\$879,700

median home value in Palmetto Bay.

Palmetto Bay



\$879,700

Florida



\$359,000

U.S.



\$332,700

THAT WAS PALMETTO BAY'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/palmetto-bay/

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