



Pembroke Park, Florida.

Current market data.

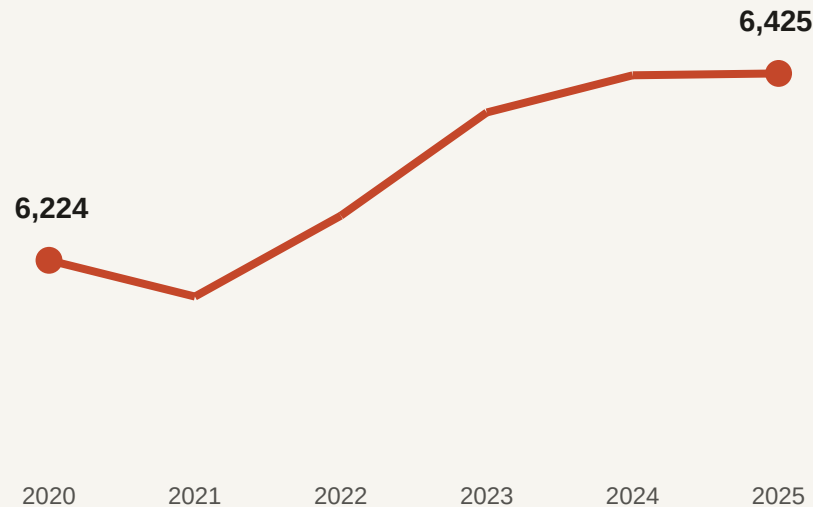
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.2% since 2020.

6,425

people, the 209th-largest of Florida's cities and towns.



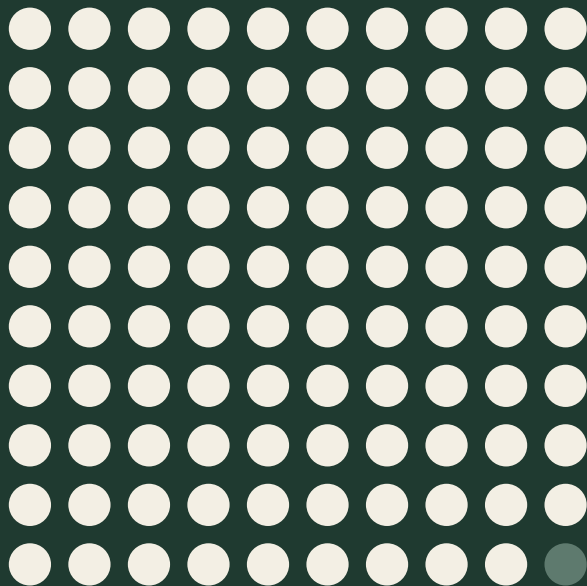
THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

99.0%

of 4,392 jobs located in Pembroke Park are filled by
in-commuters.

Source: Census LEHD LODES, 2023



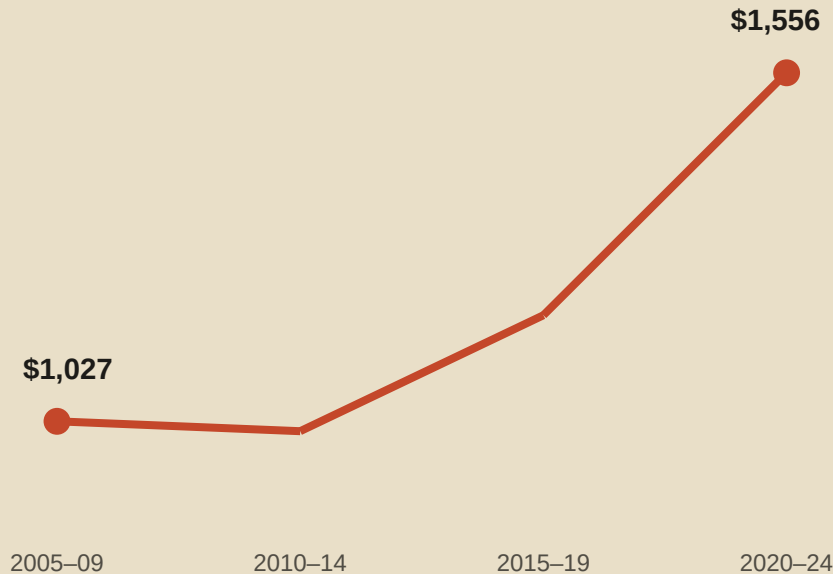
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 52%
since the 2005–2009
survey, before inflation.

\$1,556

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

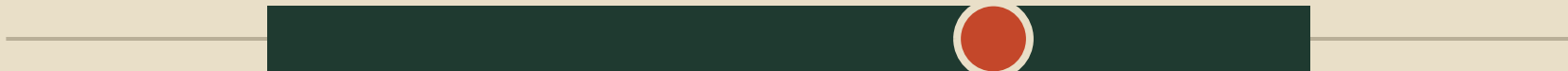
\$3,501



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,154–\$1,731



\$1,556 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

0

homes permitted in ten years, 2016–2025

83%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.2% to the 3,698 homes here.

18–44

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



HOME VALUE

A median home costs 71%
less than Florida's.

\$105,300

median home value in Pembroke Park.

Pembroke Park



\$105,300

Florida



\$359,000

U.S.



\$332,700

THAT WAS PEMBROKE 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/pembroke-park/

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