Pembroke Pines, Florida.

Current market data.

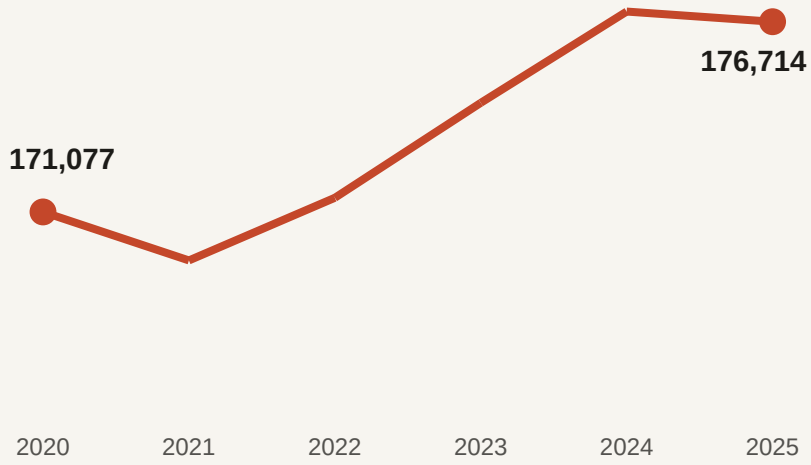
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.3% since 2020.

176,714

people, the 11th-largest of Florida's cities and towns.



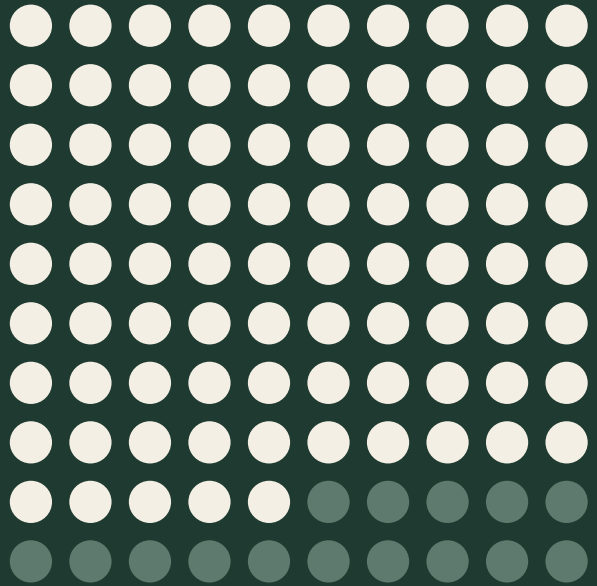
Source: Census Population Estimates, 2025

THE WORKDAY

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

85.2%

of 52,379 jobs located in Pembroke Pines are filled by in-commuters.



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

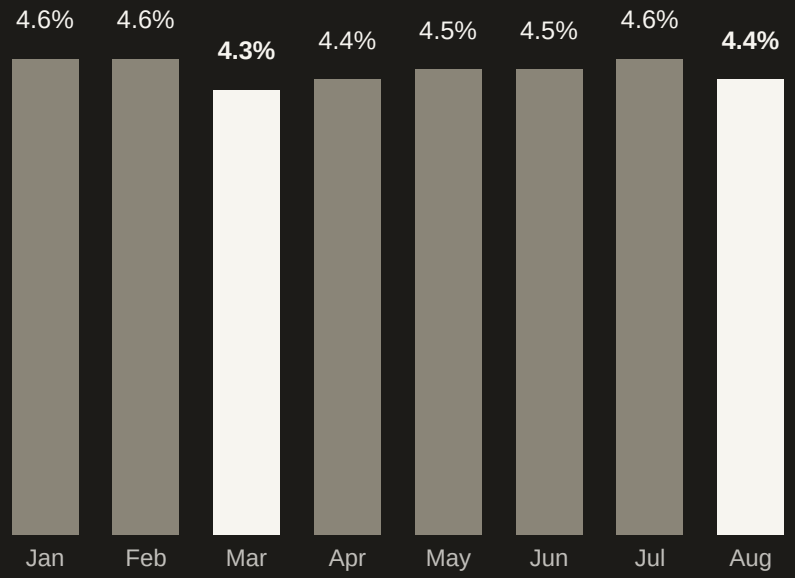
Source: Census LEHD LODES, 2023

UNEMPLOYMENT, 2026

The low came in March: 4.3%.

4.4%

in August 2026, the latest month released. A year earlier it was 4.0%.



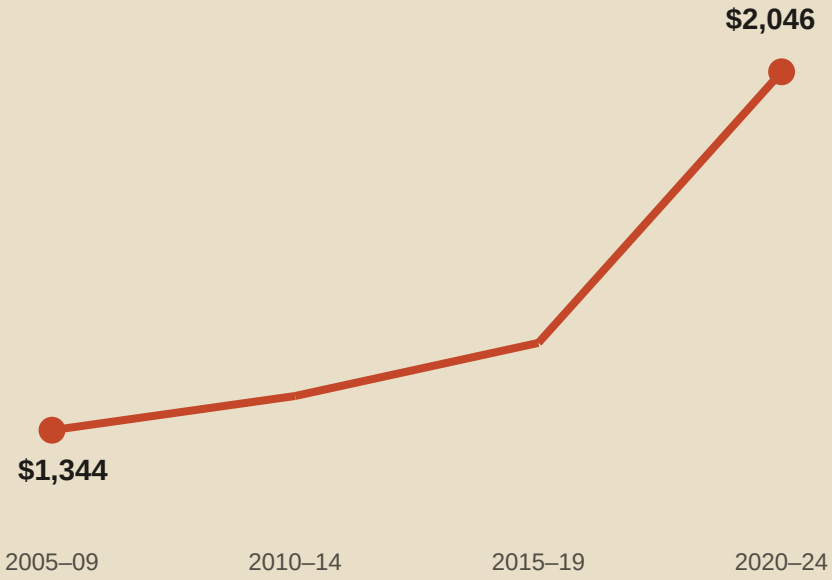
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

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

$2,046

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

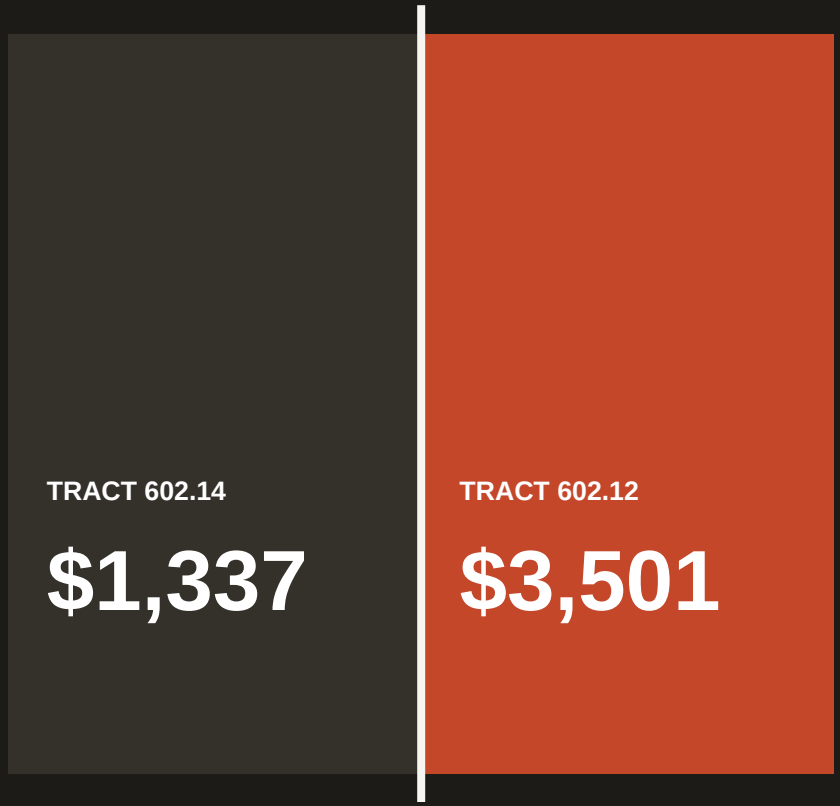


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

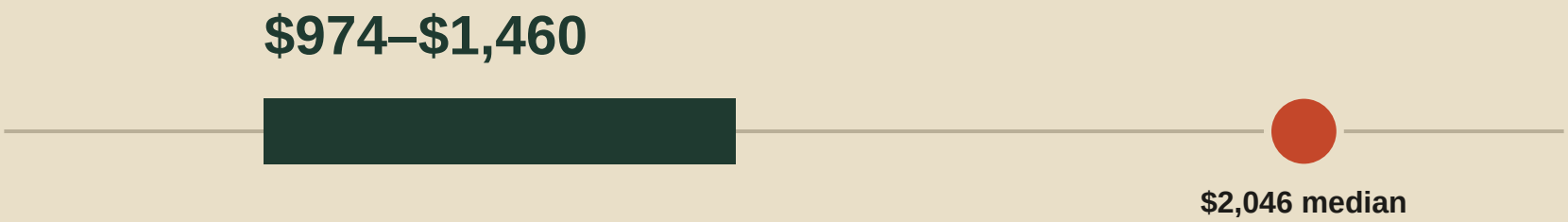
A $2,164 gap between neighbors, the sharpest rent edge between adjacent tracts in Broward County.



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.

3,314

homes permitted in ten years, 2016–2025

75%

of those were in multifamily buildings

80%

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 0.3–0.8% to the 67,235 homes here.

223–524

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

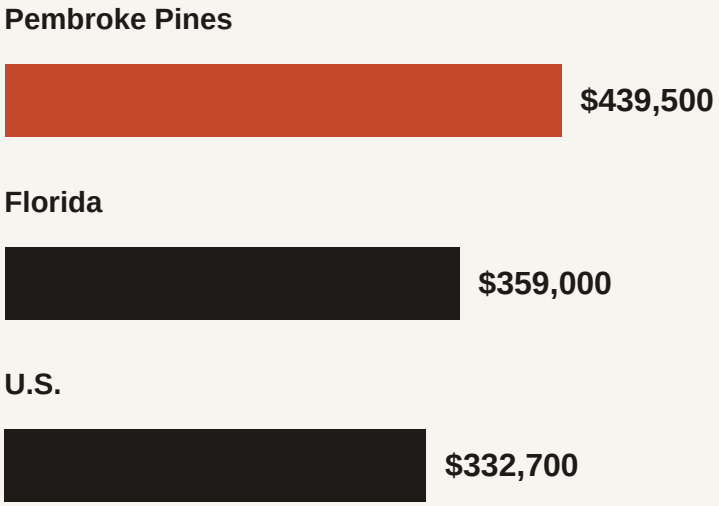
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 22% more than Florida's.

$439,500

median home value in Pembroke Pines.



Source: Census ACS 5-year, 2020-2024

THAT WAS PEMBROKE PINES'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-pines/**