



Pinecrest, Florida.

Current market data.

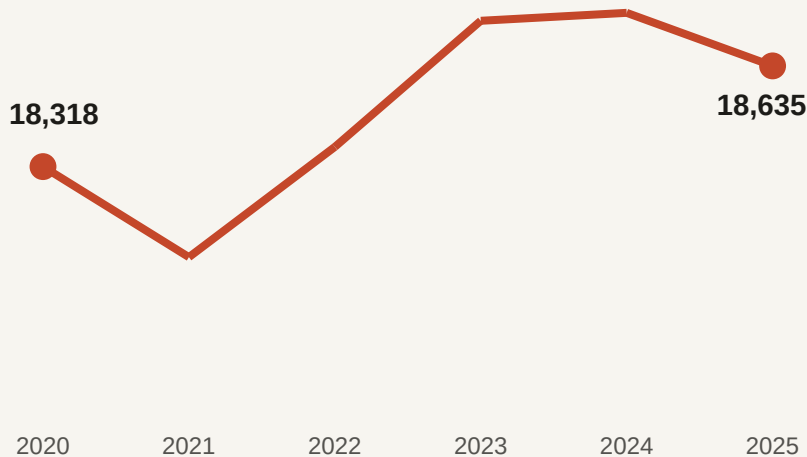
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.7% since 2020.

18,635

people, the 130th-largest of Florida's cities and towns.



THE WORKDAY

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

90.5%

of 4,916 jobs located in Pinecrest are filled by in-commuters.



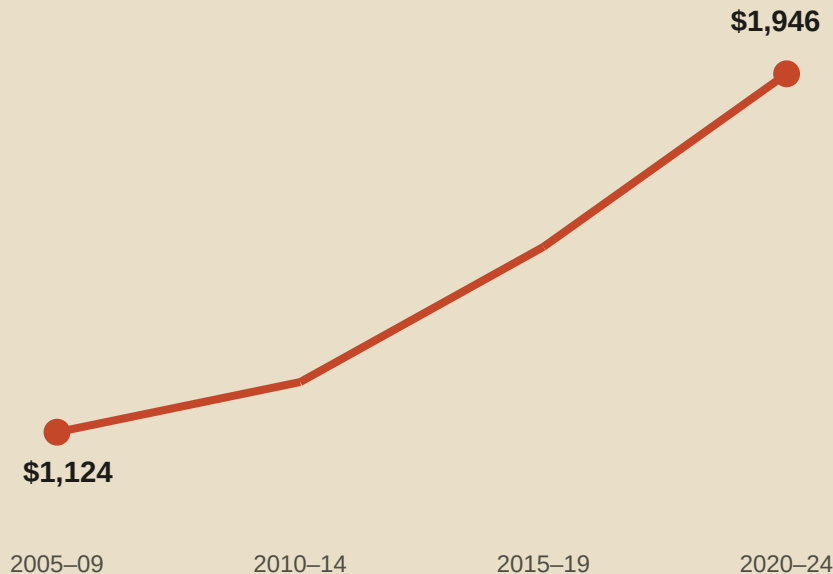
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 73%
since the 2005–2009
survey, before inflation.

\$1,946

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

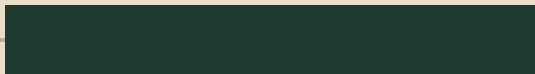
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$956–\$1,434



\$1,946 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

410

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

87%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.8% to the 6,478 homes here.

13–49

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



HOME VALUE

**A median home costs
292% more than Florida's.**

\$1,406,400

median home value in Pinecrest.

Pinecrest



\$1,406,400

Florida



\$359,000

U.S.



\$332,700

THAT WAS PINECREST'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/pinecrest/**](https://almanacdata.ai/e/fl/pinecrest/)

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