



South Miami, Florida.

Current market data.

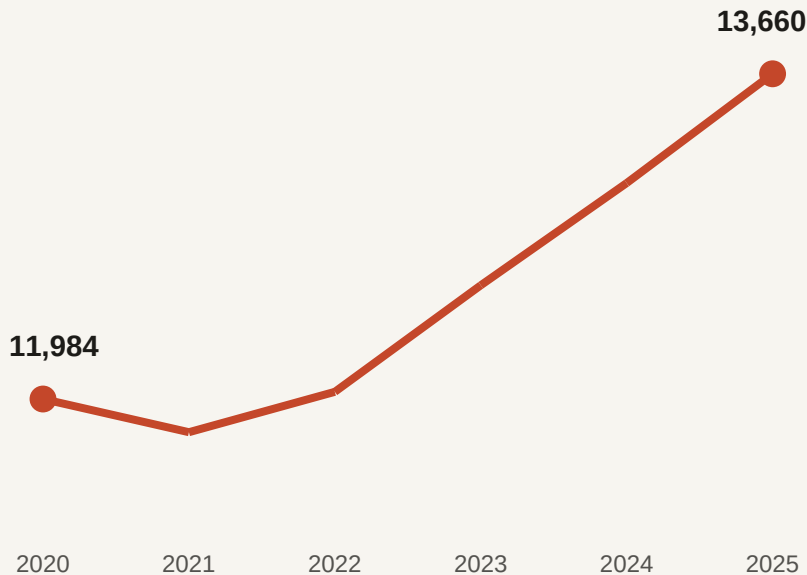
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 14.0% since 2020.

13,660

people, the 151st-largest of Florida's cities and towns.



THE WORKDAY

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

96.8%

of 11,262 jobs located in South Miami are filled by
in-commuters.



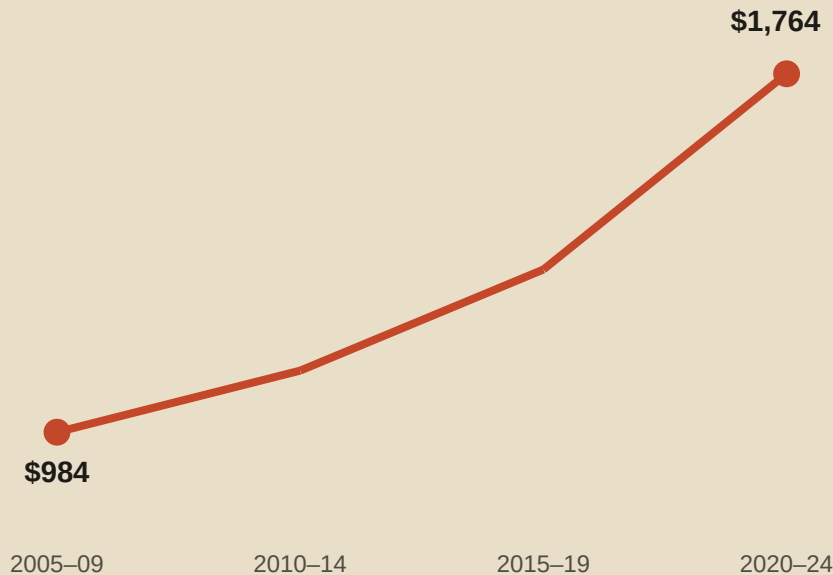
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 79%
since the 2005–2009
survey, before inflation.

\$1,764

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

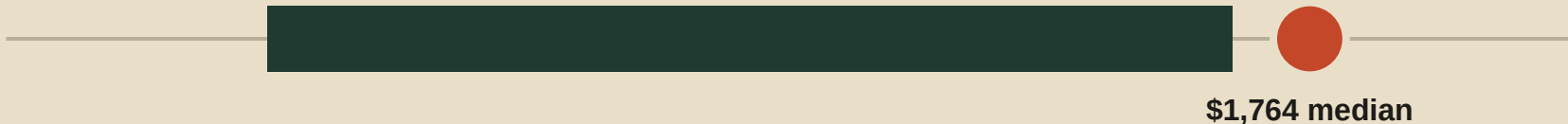
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,146–\$1,718



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

940

homes permitted in ten years,
2016–2025

85%

of those were in multifamily
buildings

82%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–2.2% to the 5,177 homes here.

23–113

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



HOME VALUE

A median home costs
131% more than Florida's.

\$829,400

median home value in South Miami.

South Miami



\$829,400

Florida



\$359,000

U.S.



\$332,700

THAT WAS SOUTH MIAMI'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/south-miami/

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