



Virginia Gardens, Florida.

Current market data.

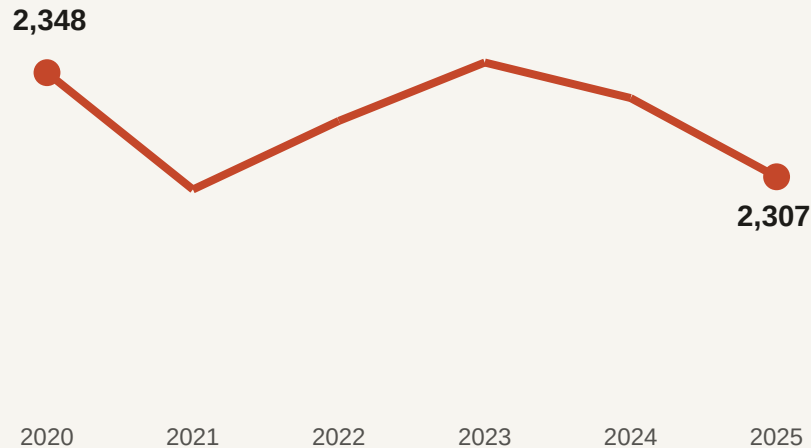
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.7% since 2020.

2,307

people, the 284th-largest of Florida's cities and towns.



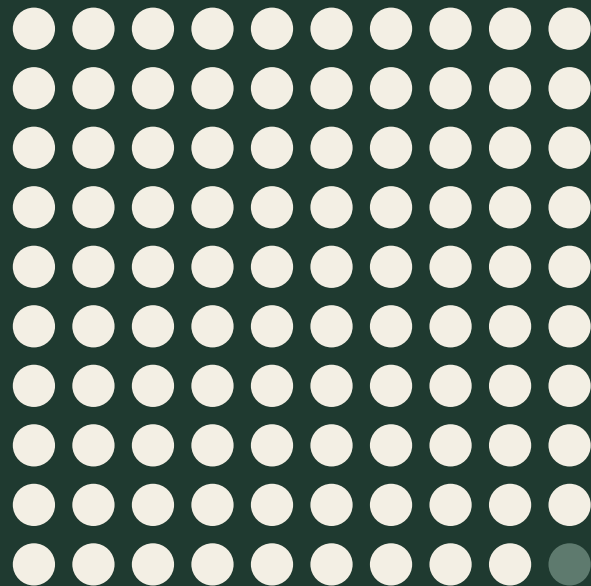
THE WORKDAY

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

98.5%

of 2,387 jobs located in Virginia Gardens are filled by
in-commuters.

Source: Census LEHD LODES, 2023



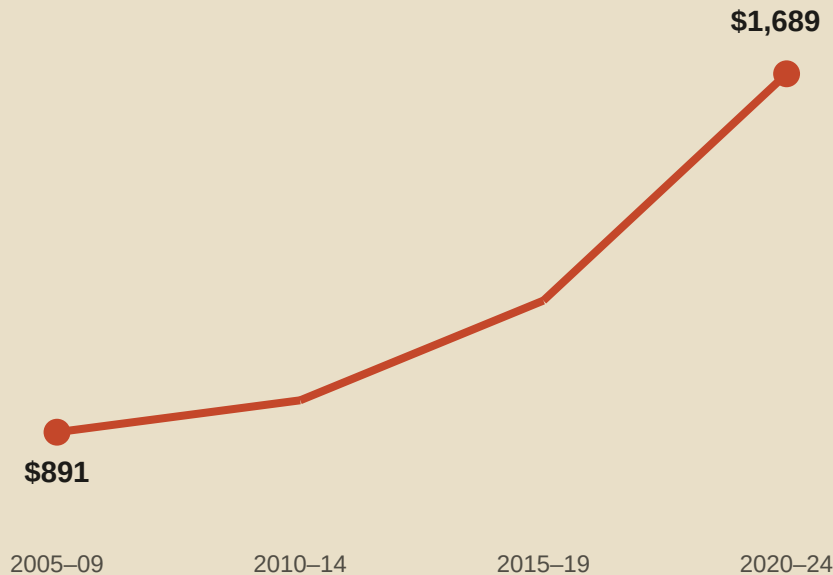
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 90%
since the 2005–2009
survey, before inflation.

\$1,689

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

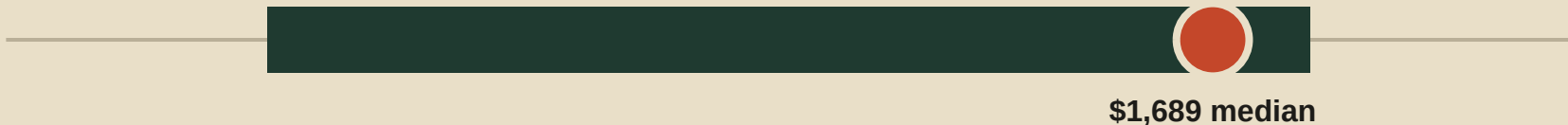
\$3,501



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,162–\$1,743



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

95%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–2.7% to the 895 homes here.

3–24

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



HOME VALUE

A median home costs 27% more than Florida's.

\$457,600

median home value in Virginia Gardens.

Virginia Gardens



\$457,600

Florida



\$359,000

U.S.



\$332,700

THAT WAS VIRGINIA GARDENS'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/virginia-gardens/

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