



West Miami, Florida.

Current market data.

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

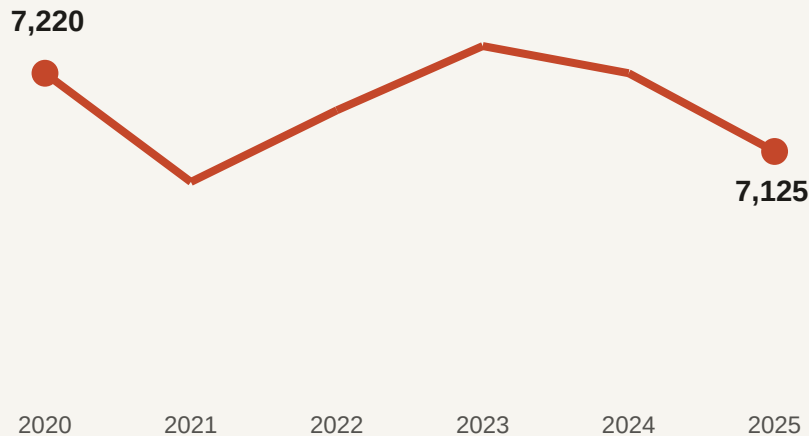


POPULATION

Down 1.3% since 2020.

7,125

people, the 201st-largest of Florida's cities and towns.



THE WORKDAY

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

91.9%

of 1,269 jobs located in West Miami are filled by in-commuters.



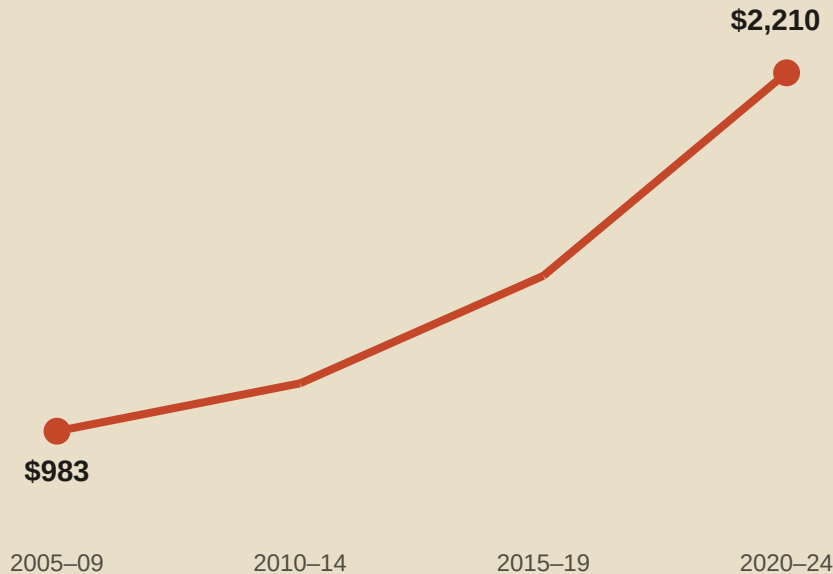
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 125%
since the 2005–2009
survey, before inflation.

\$2,210

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

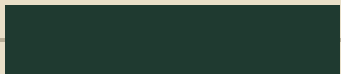
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$835–\$1,253



\$2,210 median

is the monthly rent range local workforce wages support.

BUILDING

66% of the housing here was built before 2000.

599

homes permitted in ten years,
2016–2025

99%

of those were in multifamily
buildings

66%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.5% to the 2,956 homes here.

13–15

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



HOME VALUE

A median home costs 36% more than Florida's.

\$488,800

median home value in West Miami.

West Miami



\$488,800

Florida



\$359,000

U.S.



\$332,700

THAT WAS WEST 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/west-miami/

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