

El Portal

Village, Miami-Dade County, Florida. LocalFlare, Data for Economic Development. Last updated 2026-10-04.

Population

Population	Change since the prior year	Change since 2020
2,277 2025	+1.8% 2024 to 2025	+14.7% 2020 to 2025
Census 2020	Basis of the latest figure	
1,986 2020	estimate 2025	

Population, April 1: 2,277



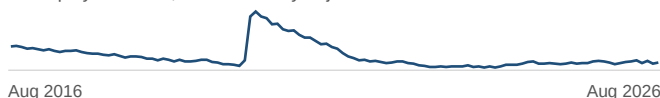
1979 2025
Source: University of Florida Bureau of Economic and Business Research, Florida Estimates of Population, retrieved 2026-10-01

Labor force

Labor force (Miami-Dade County)	Employment (Miami-Dade County)	Unemployed (Miami-Dade County)
1,446,920 Aug 2026	1,408,294 Aug 2026	38,626 Aug 2026
Unemployment rate (Miami-Dade County)	Rate a year earlier	Labor force, change on a year earlier
2.7% Aug 2026	3.0% Aug 2025	+1.6% Aug 2026

Latest month is preliminary
yes Aug 2026

Unemployment rate, not seasonally adjusted: 2.7%



Aug 2016 Aug 2026
County figures, no city estimate published by FloridaCommerce
Source: US Bureau of Labor Statistics, Local Area Unemployment Statistics, retrieved 2026-10-01

Sales and visitor spending: not shown. no BusinessFlare® estimate: the Economic Census publishes no sales for this place

Tourist tax

Collections, latest month	Change on the same month a year earlier	Last 12 months
\$2.41K May 2023	-32.1% May 2023	\$28.2K May 2023
Fiscal year to date	Series	
\$20.9K FY2023 to date (Oct 2022 to May 2023)	El Portal May 2023	

Tourist tax collections by month: \$2.41K



May 1988 May 2023
Source: Miami-Dade County Tax Collector, convention and tourist tax collections by municipality, retrieved 2026-09-28

Business base

Licensed food service, lodging and alcohol businesses	Food service licenses	Lodging licenses
20 Aug 2026	4 Aug 2026	15 Aug 2026
Alcoholic beverage licenses	New licenses, last 12 months	
1 Aug 2026	0 Aug 2026	

New licenses by month: 0



Jun 2022 Aug 2026
Licenses are placed inside the city limits by their geocoded address.
No ZIP code has its Census internal point inside this place, so ZIP Code Business Patterns are not shown.

Source: Florida DBPR active licensure base files: public food service, public lodging and retail alcoholic beverage licenses, retrieved 2026-10-01

Building permits

Housing units permitted, last 12 months

0 Aug 2026

Units, latest month

0 Aug 2026

Units, latest annual table

0 2025

Housing units permitted by month: 0

Change on the 12 months before

n/a Aug 2026

Single family units, last 12 months

0 Aug 2026

Permit valuation, last 12 months

\$0 Aug 2026

Units in buildings of 5 or more, last 12 months

0 Aug 2026

Sep 2016

Aug 2026

Source: US Census Bureau, Building Permits Survey, place and county residential permits, retrieved 2026-10-01

Property roll

Total just value

\$595M 2026 preliminary

Total taxable value (non school)

\$333M 2026 preliminary

Total taxable value (school)

\$366M 2026 preliminary

Just value, change on the prior roll

+0.4% 2025 final roll to 2026 preliminary

Taxable value (non school), change on the prior roll

+5.6% 2025 final roll to 2026 preliminary

Total just value, prior roll

\$593M 2025 final roll

New construction value

\$431K 2026 preliminary

Parcels

680 2026 preliminary

Median single family just value

\$738K 2026 preliminary

Qualified sales, last 12 months

49 2025-06 to 2026-05

Median qualified sale price

\$1.09M 2025-06 to 2026-05

Just value, residential

\$527M 2026 preliminary

Just value, commercial

\$32.5M 2026 preliminary

Just value, industrial

\$3.47M 2026 preliminary

Just value, agricultural

\$937K 2026 preliminary

Just value, vacant

\$19.2M 2026 preliminary

Just value, institutional

\$2.64M 2026 preliminary

Just value, government

\$9.03M 2026 preliminary

Just value, other

\$373K 2026 preliminary

Non school taxable base (Amendment 3 analysis)

\$389M 2026 preliminary

Share of the tax base removed by Amendment 3

21.4% 2026 preliminary

Homesteads

559 2026 preliminary

Homesteads taken to zero taxable value

271 2026 preliminary

Just value by use group

Use group	Parcels	Just value	Taxable (non school)	New construction	Residential units	Just value change
Residential	629	\$527M	\$285M	\$431K	874	-0.5%
Commercial	20	\$32.5M	\$27.1M	\$0	n/a	+5.9%
Industrial	1	\$3.47M	\$2.5M	\$0	n/a	+66.2%
Agricultural	1	\$937K	\$193K	\$0	n/a	n/a
Vacant	20	\$19.2M	\$17.7M	\$0	n/a	+5.9%
Institutional	2	\$2.64M	\$0	\$0	n/a	-2.5%
Government	6	\$9.03M	\$0	\$0	n/a	-0.8%
Other	2	\$373K	\$369K	\$0	n/a	-17.2%

Department of Revenue land use codes grouped: residential 001 to 009, commercial 011 to 039, industrial 041 to 049, agricultural 050 to 069, vacant 000, 010, 040 and 070, institutional 071 to 079, government 080 to 089, other 090 to 099. Taxable is the non school taxable value. Just value change compares with the 2025 final roll, summed the same way.

Parcels are placed by Census block group through the Census Bureau's block assignment file; a parcel in a block group that straddles the limits is apportioned. Census 2010 block groups; 89% of the county's just value lies in a place. Medians are over the parcels whose block group lies mostly in the place. Qualified sales: the roll's own sale fields, qualification codes 01 and 02, improved, single parcel.

Source: Florida Department of Revenue, NAL tax roll (name, address, legal), 2026 preliminary and final as posted, retrieved 2026-10-03

Source: BusinessFlare® GIS, Amendment 3 Impact: Miami-Dade tax base under the \$250K homestead exemption, retrieved 2026-10-03

Housing

Housing units

871 2020 to 2024 ACS

Occupied units

796 2020 to 2024 ACS

Vacant units

75 2020 to 2024 ACS

Owner occupied households

726 2020-2024 5-Year

Renter occupied households

70 2020-2024 5-Year

Homeownership rate

91.2% 2020 to 2024 ACS

Cost burdened households, all tenures (over 30% of income)

37.4% 2025

Cost burdened renter households

57.5% 2025

Severely cost burdened renters (over 50%)

3.8% 2025

Assisted housing developments

n/a Assisted Housing Inventory

Assisted units

n/a Assisted Housing Inventory

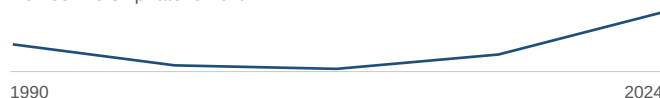
Median gross rent

\$2.04K 2020 to 2024 ACS

Median single family sale price

\$980K 2024

Homeownership rate: 91.0%



Source: Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse, retrieved 2026-10-01

Fiscal

Half-cent sales tax, latest month

\$16.7K Sep 2026

Half-cent sales tax, fiscal year to date

\$215K FY2026 to 2026-09

Half-cent sales tax, last 12 months

\$215K Sep 2026

Half-cent sales tax, change on the 12 months before

+7.9% Sep 2026

State revenue sharing, latest month

\$7.52K Sep 2026

State revenue sharing, fiscal year to date

\$91.8K FY2026 to 2026-09

State revenue sharing, last 12 months

\$91.8K Sep 2026

State revenue sharing, change on the 12 months before

+4.8% Sep 2026

Total revenues

\$4.31M FY2024

Revenues, change on the year before

-14.6% FY2024

Total expenditures

\$4.29M FY2024

Expenditures, change on the year before

-9.6% FY2024

Revenues per resident

\$1.93K FY2024

Long-term debt outstanding at year end

\$252K FY2025

Long-term debt, change on the year before

-15.3% FY2025

Half-cent sales tax distributions by month: \$16.7K



Oct 2016

Sep 2026

Source: Florida Department of Revenue, Revenue Confirmation Online, distributions to local governments, retrieved 2026-10-01

Source: Florida Office of Economic and Demographic Research, Expenditures and Revenues Reported by Florida's County and Municipal Governments, retrieved 2026-10-01

Source: Florida Department of Financial Services, LOGERx local government Annual Financial Report data, long-term debt outstanding, retrieved 2026-10-04

Bank deposits: not shown. no FDIC office reports this city as its location

Sources

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<https://bebr.ufl.edu/population/>, retrieved 2026-10-01

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Florida Department of Financial Services, LOGERx local government Annual Financial Report data, long-term debt outstanding

<https://logerx.myfloridacfo.gov/LogerX/PublicReportsMenu>, retrieved 2026-10-04