

Miami Beach

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

Population

Population
83,678 2025

Change since the prior year
+0.5% 2024 to 2025

Change since 2020
+1.0% 2020 to 2025

Census 2020
82,890 2020

Basis of the latest figure
estimate 2025

Population, April 1: 83,678



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

Labor force

Labor force
47,448 Aug 2026

Employment
46,326 Aug 2026

Unemployed
1,122 Aug 2026

Unemployment rate
2.4% Aug 2026

Rate a year earlier
2.7% Aug 2025

Labor force, change on a year earlier
+1.6% Aug 2026

Latest month is preliminary
yes Aug 2026

Unemployment rate, not seasonally adjusted: 2.4%



Source: US Bureau of Labor Statistics, Local Area Unemployment Statistics, retrieved 2026-10-01

Sales and visitor spending

BusinessFlare® estimate, last 12 months
\$6,185.7M 12 months to 2026-03

Estimate runs to
Mar 2026 Mar 2026

Statewide median error, 2017 to 2022 back-test
15.7% 2017 to 2022

Wide error flag
no Mar 2026

Retail trade (NAICS 44-45): Census sales 2017
\$1.82B 2017

Retail trade (NAICS 44-45): Census sales 2022
\$2.07B 2022

Retail trade (NAICS 44-45): 2022 landing error
22.4% 2022

Accommodation and food services (NAICS 72):
Census sales 2017
\$3.17B 2017

Accommodation and food services (NAICS 72):
Census sales 2022
\$3.78B 2022

Accommodation and food services (NAICS 72): 2022
landing error
23.9% 2022

Economic Census anchors and the back-test

Sector	Census sales 2017	Census sales 2022	2017 carried to 2022	Landing error
Retail trade (NAICS 44-45)	\$1.82B	\$2.07B	\$2.54B	22.4%
Accommodation and food services (NAICS 72)	\$3.17B	\$3.78B	\$4.68B	23.9%

BusinessFlare® estimate from public sources.

The estimate anchors on the sales the US Census Bureau published for this place in the 2017 and 2022 Economic Census, for retail trade and for accommodation and food services, and moves them month by month with the county's sales tax returns by kind of business (Florida Department of Revenue Form 10). After the 2022 anchor the place's share of the county moves with the growth of its commercial property on the Department's 2026 tax roll, as submitted by the county property appraiser, by use code: stores, shopping centers, supermarkets and auto dealers for retail; restaurants, bars and hotels for accommodation and food. The three spending groups follow the county's kind code mix within each sector. Every place with both anchors was carried from 2017 to 2022 the same way and the landing on the 2022 Census figure is the published error.

Monthly estimate, twelve month and annual views, the visitor, resident and big ticket groups, chart and workbook: Street Economics Pass data, served by the account service, never in this file.

Source: BusinessFlare® city-level sales and visitor spending estimate (method and error; the figures are Street Economics Pass data), retrieved 2026-10-04

Source: Economic Census geographic area series, retail trade and accommodation and food services, 2017 and 2022, retrieved 2026-10-01

Tourist tax

Collections, latest month
\$8.02M Jul 2026

Change on the same month a year earlier
+18.2% Jul 2026

Last 12 months
\$118M Jul 2026

Fiscal year to date
\$106M FY2026 to date (Oct 2025 to Jul 2026)

Series
Miami Beach Jul 2026

Tourist tax collections by month: \$8.02M



Sep 2016

Jul 2026

Source: City of Miami Beach Finance Department, monthly Resort Tax Report, retrieved 2026-09-28

Business base

Licensed food service, lodging and alcohol businesses
4,359 Aug 2026

Food service licenses
755 Aug 2026

Lodging licenses
2,929 Aug 2026

Alcoholic beverage licenses
675 Aug 2026

New licenses, last 12 months
73 Aug 2026

New business filings, last 12 months (postal city)
7,140 Sep 2026

Change on the 12 months before
+3.6% Sep 2026

New filings, latest month
413 Sep 2026

Establishments (ZIP basis)
5,153 2023

Employees, mid March (ZIP basis)
54,204 2023

Annual payroll (ZIP basis)
\$3.36B 2023

New licenses by month: 9



Sep 2016

Aug 2026

Licenses are placed inside the city limits by their geocoded address.

Business formations are by postal city: Miami Beach, which is not the city limits.

Establishments, employment and payroll are a ZIP code basis: ZIP codes 33109, 33139, 33140, 33141.

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

Source: Florida Division of Corporations (Sunbiz) bulk corporate data files, new entity filings by month, retrieved 2026-10-01

Source: County Business Patterns and ZIP Code Business Patterns, complete data files, retrieved 2026-10-01

Building permits

Housing units permitted, last 12 months
59 Aug 2026

Change on the 12 months before
-19.2% Aug 2026

Permit valuation, last 12 months
\$104M Aug 2026

Units, latest month
5 Aug 2026

Single family units, last 12 months
59 Aug 2026

Units in buildings of 5 or more, last 12 months
0 Aug 2026

Units, latest annual table
65 2025

Housing units permitted by month: 5



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 \$73.8B 2026 preliminary	Total taxable value (non school) \$57.3B 2026 preliminary	Total taxable value (school) \$60.4B 2026 preliminary
Just value, change on the prior roll +1.5% 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 \$72.7B 2025 final roll
New construction value \$645M 2026 preliminary	Parcels 53,308 2026 preliminary	Median single family just value \$2.42M 2026 preliminary
Qualified sales, last 12 months 2,039 2025-06 to 2026-05	Median qualified sale price \$600K 2025-06 to 2026-05	Just value, residential \$58.5B 2026 preliminary
Just value, commercial \$9.99B 2026 preliminary	Just value, industrial \$68.3M 2026 preliminary	Just value, vacant \$2.51B 2026 preliminary
Just value, institutional \$396M 2026 preliminary	Just value, government \$2.16B 2026 preliminary	Just value, other \$193M 2026 preliminary
Non school taxable base (Amendment 3 analysis) \$61.3B 2026 preliminary	Share of the tax base removed by Amendment 3 3.9% 2026 preliminary	Millage roll-back to hold revenue 5.806 to 6.0417 2026 preliminary
Millage change needed 4.1% 2026 preliminary	Homesteads 14,266 2026 preliminary	Homesteads taken to zero taxable value 4,611 2026 preliminary

Just value by use group

Use group	Parcels	Just value	Taxable (non school)	New construction	Residential units	Just value change
Residential	48,280	\$58.5B	\$45.6B	\$586M	63,354	+1.5%
Commercial	3,101	\$9.99B	\$9.29B	\$3.64M	n/a	+2.3%
Industrial	11	\$68.3M	\$68.3M	\$0	n/a	+2.9%
Vacant	1,426	\$2.51B	\$2.17B	\$39.2K	n/a	-3.4%
Institutional	54	\$396M	\$57.5M	\$0	n/a	-0.6%
Government	399	\$2.16B	\$46.8M	\$55.3M	n/a	+1.6%
Other	36	\$193M	\$119M	\$0	n/a	+15.2%

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, 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 60,552 2020 to 2024 ACS	Occupied units 41,696 2020 to 2024 ACS	Vacant units 18,856 2020 to 2024 ACS
Owner occupied households 18,081 2024 1-Year	Renter occupied households 23,615 2024 1-Year	Homeownership rate 43.4% 2020 to 2024 ACS
Cost burdened households, all tenures (over 30% of income) 48.4% 2025	Cost burdened renter households 57.2% 2025	Severely cost burdened renters (over 50%) 30.2% 2025
Assisted housing developments 18 Assisted Housing Inventory	Assisted units 1,693 Assisted Housing Inventory	Median gross rent \$2.15K 2020 to 2024 ACS
Median single family sale price \$3.33M 2024		

Homeownership rate: 41.0%



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

Fiscal

Half-cent sales tax, latest month
\$621K Sep 2026

Half-cent sales tax, change on the 12 months before
-5.9% Sep 2026

State revenue sharing, last 12 months
\$3.22M Sep 2026

Revenues, change on the year before
+7.3% FY2024

Revenues per resident
\$21.6K FY2024

Half-cent sales tax, fiscal year to date
\$8.01M FY2026 to 2026-09

State revenue sharing, latest month
\$262K Sep 2026

State revenue sharing, change on the 12 months before
+0.4% Sep 2026

Total expenditures
\$1.36B FY2024

Long-term debt outstanding at year end
\$1.42B FY2025

Half-cent sales tax, last 12 months
\$8.01M Sep 2026

State revenue sharing, fiscal year to date
\$3.22M FY2026 to 2026-09

Total revenues
\$1.8B FY2024

Expenditures, change on the year before
+0.9% FY2024

Long-term debt, change on the year before
-5.1% FY2025

Half-cent sales tax distributions by month: \$621K



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

Deposits (offices reporting this city)
\$6.79B June 30, 2026

Branches
34 June 30, 2026

Branches closed since the survey a year earlier
0 June 30, 2026

Deposits, June 30 each year: \$6.79B



1994

2026

Offices whose reported city is Miami Beach.

Source: FDIC Summary of Deposits, Florida offices, every June 30 since 1994, retrieved 2026-10-01

Change on a year earlier
+0.9% June 30, 2026

Institutions
15 June 30, 2026

Change, real
-2.3% June 30, 2026

Branches opened since the survey a year earlier
2 June 30, 2026

Sources

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