

Miami Lakes

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

Population

Population
31,332 2025

Change since the prior year
+1.5% 2024 to 2025

Change since 2020
+2.8% 2020 to 2025

Census 2020
30,467 2020

Basis of the latest figure
estimate 2025

Population, April 1: 31,332



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

Labor force

Labor force
18,807 Aug 2026

Employment
18,367 Aug 2026

Unemployed
440 Aug 2026

Unemployment rate
2.3% 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: 2.3%



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

Sales and visitor spending

BusinessFlare® estimate, last 12 months
\$1,699.0M 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
yes Mar 2026

Retail trade (NAICS 44-45): Census sales 2017
\$567M 2017

Retail trade (NAICS 44-45): Census sales 2022
\$1.35B 2022

Retail trade (NAICS 44-45): 2022 landing error
42.8% 2022

Accommodation and food services (NAICS 72):
Census sales 2017
\$133M 2017

Accommodation and food services (NAICS 72):
Census sales 2022
\$181M 2022

Accommodation and food services (NAICS 72): 2022
landing error
11.3% 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)	\$567M	\$1.35B	\$769M	42.8%
Accommodation and food services (NAICS 72)	\$133M	\$181M	\$201M	11.3%

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.

Flags: wide error: the 2017 carry-forward landed 43% from the 2022 Census figure for Retail trade (NAICS 44-45).

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

Tourist tax

Collections, latest month

\$158K May 2023

Change on the same month a year earlier

-8.1% May 2023

Last 12 months

\$1.94M May 2023

Fiscal year to date

\$1.34M FY2023 to date (Oct 2022 to May 2023)

Series

Miami Lakes May 2023

Tourist tax collections by month: \$158K



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

167 Aug 2026

Food service licenses

80 Aug 2026

Lodging licenses

30 Aug 2026

Alcoholic beverage licenses

57 Aug 2026

New licenses, last 12 months

2 Aug 2026

Establishments (ZIP basis)

1,718 2023

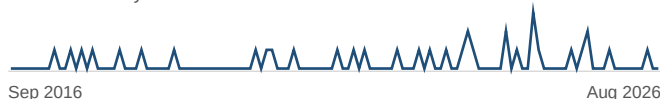
Employees, mid March (ZIP basis)

21,454 2023

Annual payroll (ZIP basis)

\$1.18B 2023

New licenses by month: 0



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

Establishments, employment and payroll are a ZIP code basis: ZIP codes 33014.

Source: Florida DBPR active licensure base files: public food service, public lodging and retail alcoholic beverage licenses, 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

202 Aug 2026

Change on the 12 months before

-4.7% Aug 2026

Permit valuation, last 12 months

\$44.2M Aug 2026

Units, latest month

18 Aug 2026

Single family units, last 12 months

202 Aug 2026

Units in buildings of 5 or more, last 12 months

0 Aug 2026

Units, latest annual table

206 2025

Housing units permitted by month: 18



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

Property roll

Total just value
\$8.97B 2026 preliminary

Just value, change on the prior roll
+3.9% 2025 final roll to 2026 preliminary

New construction value
\$40.9M 2026 preliminary

Qualified sales, last 12 months
218 2025-06 to 2026-05

Just value, commercial
\$911M 2026 preliminary

Just value, vacant
\$82.8M 2026 preliminary

Just value, other
\$23.2M 2026 preliminary

Millage roll-back to hold revenue
2.1577 to 2.7987 2026 preliminary

Homesteads taken to zero taxable value
2,171 2026 preliminary

Total taxable value (non school)
\$6.37B 2026 preliminary

Taxable value (non school), change on the prior roll
+6.5% 2025 final roll to 2026 preliminary

Parcels
10,589 2026 preliminary

Median qualified sale price
\$602K 2025-06 to 2026-05

Just value, industrial
\$1.8B 2026 preliminary

Just value, institutional
\$155M 2026 preliminary

Non school taxable base (Amendment 3 analysis)
\$5.2B 2026 preliminary

Millage change needed
29.7% 2026 preliminary

Total taxable value (school)
\$6.86B 2026 preliminary

Total just value, prior roll
\$8.64B 2025 final roll

Median single family just value
\$635K 2026 preliminary

Just value, residential
\$5.77B 2026 preliminary

Just value, agricultural
\$41.1M 2026 preliminary

Just value, government
\$184M 2026 preliminary

Share of the tax base removed by Amendment 3
22.9% 2026 preliminary

Homesteads
6,762 2026 preliminary

Just value by use group

Use group	Parcels	Just value	Taxable (non school)	New construction	Residential units	Just value change
Residential	9,465	\$5.77B	\$3.82B	\$16.1M	12,742	+1.9%
Commercial	355	\$911M	\$868M	\$861K	n/a	+3.8%
Industrial	309	\$1.8B	\$1.58B	\$23.9M	n/a	+12.7%
Agricultural	5	\$41.1M	\$5.98M	\$0	n/a	0.0%
Vacant	151	\$82.8M	\$55M	\$0	n/a	-16.9%
Institutional	21	\$155M	\$19M	\$0	n/a	+5.3%
Government	119	\$184M	\$2.58K	\$0	n/a	-0.4%
Other	164	\$23.2M	\$14.7M	\$0	n/a	-2.2%

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
11,346 2020 to 2024 ACS

Owner occupied households
6,602 2020-2024 5-Year

Cost burdened households, all tenures (over 30% of income)
33.1% 2025

Assisted housing developments
1 Assisted Housing Inventory

Median single family sale price
\$858K 2024

Occupied units
11,032 2020 to 2024 ACS

Renter occupied households
4,430 2020-2024 5-Year

Cost burdened renter households
39.1% 2025

Assisted units
108 Assisted Housing Inventory

Vacant units
314 2020 to 2024 ACS

Homeownership rate
59.8% 2020 to 2024 ACS

Severely cost burdened renters (over 50%)
15.4% 2025

Median gross rent
\$2.12K 2020 to 2024 ACS

Homeownership rate: 60.0%



1990

2024

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

Fiscal

Half-cent sales tax, latest month

\$230K Sep 2026

Half-cent sales tax, fiscal year to date

\$2.97M FY2026 to 2026-09

Half-cent sales tax, last 12 months

\$2.97M Sep 2026

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

-5.8% Sep 2026

State revenue sharing, latest month

\$68.1K Sep 2026

State revenue sharing, fiscal year to date

\$833K FY2026 to 2026-09

State revenue sharing, last 12 months

\$833K Sep 2026

State revenue sharing, change on the 12 months before

-0.6% Sep 2026

Total revenues

\$44.1M FY2024

Revenues, change on the year before

+24.9% FY2024

Total expenditures

\$41.1M FY2024

Expenditures, change on the year before

+37.6% FY2024

Revenues per resident

\$1.43K FY2024

Long-term debt outstanding at year end

\$22.9M FY2025

Long-term debt, change on the year before

-2.1% FY2025

Half-cent sales tax distributions by month: \$230K



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)

\$18B June 30, 2026

Change on a year earlier

-0.6% June 30, 2026

Change, real

-3.8% June 30, 2026

Branches

15 June 30, 2026

Institutions

12 June 30, 2026

Branches opened since the survey a year earlier

0 June 30, 2026

Branches closed since the survey a year earlier

0 June 30, 2026

Deposits, June 30 each year: \$18B



1994

2026

Offices whose reported city is Miami Lakes.

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

Sources

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FDIC Summary of Deposits, Florida offices, every June 30 since 1994

<https://banks.data.fdic.gov/bankfind-suite/SOD>, retrieved 2026-10-01