

North Miami

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

Population

Population
61,371 2025

Change since the prior year
+2.4% 2024 to 2025

Change since 2020
+2.0% 2020 to 2025

Census 2020
60,191 2020

Basis of the latest figure
estimate 2025

Population, April 1: 61,371



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

Labor force

Labor force
30,058 Aug 2026

Employment
29,131 Aug 2026

Unemployed
927 Aug 2026

Unemployment rate
3.1% Aug 2026

Rate a year earlier
3.5% Aug 2025

Labor force, change on a year earlier
+1.5% Aug 2026

Latest month is preliminary
yes Aug 2026

Unemployment rate, not seasonally adjusted: 3.1%



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

Sales and visitor spending

BusinessFlare® estimate, last 12 months
\$1,867.8M 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
\$808M 2017

Retail trade (NAICS 44-45): Census sales 2022
\$1.59B 2022

Retail trade (NAICS 44-45): 2022 landing error
28.1% 2022

Accommodation and food services (NAICS 72):
Census sales 2017
\$110M 2017

Accommodation and food services (NAICS 72):
Census sales 2022
\$143M 2022

Accommodation and food services (NAICS 72): 2022
landing error
12.3% 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)	\$808M	\$1.59B	\$1.14B	28.1%
Accommodation and food services (NAICS 72)	\$110M	\$143M	\$160M	12.3%

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 28% 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

\$150K May 2023

Change on the same month a year earlier

+150.9% May 2023

Last 12 months

\$1.5M May 2023

Fiscal year to date

\$1.16M FY2023 to date (Oct 2022 to May 2023)

Series

North Miami May 2023

Tourist tax collections by month: \$150K



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

557 Aug 2026

Food service licenses

171 Aug 2026

Lodging licenses

236 Aug 2026

Alcoholic beverage licenses

150 Aug 2026

New licenses, last 12 months

26 Aug 2026

Establishments (ZIP basis)

2,330 2023

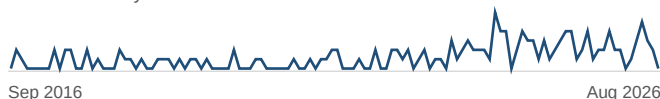
Employees, mid March (ZIP basis)

21,682 2023

Annual payroll (ZIP basis)

\$970M 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 33161, 33168, 33181.

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

5 Aug 2026

Change on the 12 months before

-50.0% Aug 2026

Permit valuation, last 12 months

\$3.38M Aug 2026

Units, latest month

0 Aug 2026

Single family units, last 12 months

5 Aug 2026

Units in buildings of 5 or more, last 12 months

0 Aug 2026

Units, latest annual table

11 2025

Housing units permitted by month: 0



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

Property roll

Total just value \$10.9B 2026 preliminary	Total taxable value (non school) \$6.68B 2026 preliminary	Total taxable value (school) \$7.53B 2026 preliminary
Just value, change on the prior roll +3.5% 2025 final roll to 2026 preliminary	Taxable value (non school), change on the prior roll +8.4% 2025 final roll to 2026 preliminary	Total just value, prior roll \$10.5B 2025 final roll
New construction value \$119M 2026 preliminary	Parcels 16,660 2026 preliminary	Median single family just value \$426K 2026 preliminary
Qualified sales, last 12 months 470 2025-06 to 2026-05	Median qualified sale price \$455K 2025-06 to 2026-05	Just value, residential \$8.24B 2026 preliminary
Just value, commercial \$1.36B 2026 preliminary	Just value, industrial \$298M 2026 preliminary	Just value, vacant \$259M 2026 preliminary
Just value, institutional \$262M 2026 preliminary	Just value, government \$456M 2026 preliminary	Just value, other \$17.9M 2026 preliminary
Non school taxable base (Amendment 3 analysis) \$6.6B 2026 preliminary	Share of the tax base removed by Amendment 3 12.8% 2026 preliminary	Millage roll-back to hold revenue 7.4 to 8.4873 2026 preliminary
Millage change needed 14.7% 2026 preliminary	Homesteads 8,098 2026 preliminary	Homesteads taken to zero taxable value 4,964 2026 preliminary

Just value by use group

Use group	Parcels	Just value	Taxable (non school)	New construction	Residential units	Just value change
Residential	15,221	\$8.24B	\$4.93B	\$107M	23,323	+3.2%
Commercial	716	\$1.36B	\$1.22B	\$5.71M	n/a	+5.3%
Industrial	81	\$298M	\$248M	\$0	n/a	+12.9%
Vacant	404	\$259M	\$203M	\$86.8K	n/a	-1.3%
Institutional	60	\$262M	\$59.4M	\$5.95M	n/a	+4.2%
Government	149	\$456M	\$13.4M	\$14.1K	n/a	+0.5%
Other	30	\$17.9M	\$7.19M	\$0	n/a	+23.8%

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 21,956 2020 to 2024 ACS	Occupied units 20,171 2020 to 2024 ACS	Vacant units 1,785 2020 to 2024 ACS
Owner occupied households 8,783 2020-2024 5-Year	Renter occupied households 11,388 2020-2024 5-Year	Homeownership rate 43.5% 2020 to 2024 ACS
Cost burdened households, all tenures (over 30% of income) 53.9% 2025	Cost burdened renter households 66.1% 2025	Severely cost burdened renters (over 50%) 35.8% 2025
Assisted housing developments 2 Assisted Housing Inventory	Assisted units 608 Assisted Housing Inventory	Median gross rent \$1.7K 2020 to 2024 ACS
Median single family sale price \$540K 2024		

Homeownership rate: 44.0%



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

Fiscal

Half-cent sales tax, latest month

\$447K Sep 2026

Half-cent sales tax, fiscal year to date

\$5.77M FY2026 to 2026-09

Half-cent sales tax, last 12 months

\$5.77M Sep 2026

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

-6.0% Sep 2026

State revenue sharing, latest month

\$247K Sep 2026

State revenue sharing, fiscal year to date

\$2.98M FY2026 to 2026-09

State revenue sharing, last 12 months

\$2.98M Sep 2026

State revenue sharing, change on the 12 months before

+0.4% Sep 2026

Total revenues

\$299M FY2024

Revenues, change on the year before

+65.9% FY2024

Total expenditures

\$203M FY2024

Expenditures, change on the year before

+28.4% FY2024

Revenues per resident

\$4.99K FY2024

Long-term debt outstanding at year end

\$115M FY2025

Long-term debt, change on the year before

+0.3% FY2025

Half-cent sales tax distributions by month: \$447K



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)

\$935M June 30, 2026

Change on a year earlier

+0.4% June 30, 2026

Change, real

-2.9% June 30, 2026

Branches

7 June 30, 2026

Institutions

7 June 30, 2026

Branches opened since the survey a year earlier

1 June 30, 2026

Branches closed since the survey a year earlier

0 June 30, 2026

Deposits, June 30 each year: \$935M



1994

2026

Offices whose reported city is North Miami.

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

Sources

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