

Belleair Beach

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

Population

Population
1,534 2025

Change since the prior year
-6.1% 2024 to 2025

Change since 2020
-6.1% 2020 to 2025

Census 2020
1,633 2020

Basis of the latest figure
estimate 2025

Population, April 1: 1,534



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

Labor force

Labor force (Pinellas County)
493,907 Aug 2026

Employment (Pinellas County)
472,617 Aug 2026

Unemployed (Pinellas County)
21,290 Aug 2026

Unemployment rate (Pinellas County)
4.3% Aug 2026

Rate a year earlier
4.0% Aug 2025

Labor force, change on a year earlier
-0.1% Aug 2026

Latest month is preliminary
yes Aug 2026

Unemployment rate, not seasonally adjusted: 4.3%



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: not shown. the county does not publish tourist tax collections by city

Business base

Licensed food service, lodging and alcohol businesses
10 Aug 2026

Food service licenses
0 Aug 2026

Lodging licenses
10 Aug 2026

Alcoholic beverage licenses
0 Aug 2026

New licenses, last 12 months
n/a Aug 2026

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

Change on the 12 months before
+72.4% Sep 2026

New filings, latest month
3 Sep 2026

Establishments (ZIP basis)
40 2023

Employees, mid March (ZIP basis)
121 2023

Annual payroll (ZIP basis)
\$5.99M 2023

New licenses by month: 0



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

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

Establishments, employment and payroll are a ZIP code basis: ZIP codes 33786.

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: not shown. the Census Building Permits Survey lists no permit office for this place

Property roll

Total just value
\$1.55B 2026 preliminary

Just value, change on the prior roll
-5.0% 2025 final roll to 2026 preliminary

New construction value
\$65.3M 2026 preliminary

Qualified sales, last 12 months
51 2025-06 to 2026-05

Just value, commercial
\$32.4M 2026 preliminary

Just value, other
\$391K 2026 preliminary

Total taxable value (non school)
\$1.16B 2026 preliminary

Taxable value (non school), change on the prior roll
+6.2% 2025 final roll to 2026 preliminary

Parcels
1,314 2026 preliminary

Median qualified sale price
\$900K 2025-06 to 2026-05

Just value, vacant
\$88.8M 2026 preliminary

Total taxable value (school)
\$1.2B 2026 preliminary

Total just value, prior roll
\$1.64B 2025 final roll

Median single family just value
\$1.11M 2026 preliminary

Just value, residential
\$1.42B 2026 preliminary

Just value, government
\$14.4M 2026 preliminary

Just value by use group

Use group	Parcels	Just value	Taxable (non school)	New construction	Residential units	Just value change
Residential	1,147	\$1.42B	\$1.07B	\$65.3M	1,147	-7.0%
Commercial	79	\$32.4M	\$25.8M	\$12K	n/a	+12.3%
Vacant	64	\$88.8M	\$69.4M	\$0	n/a	+33.5%
Government	10	\$14.4M	\$0	\$0	n/a	+2.5%
Other	14	\$391K	\$289K	\$0	n/a	-0.6%

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 2020 block groups; 88% 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

Housing

Housing units
1,136 2020 to 2024 ACS

Owner occupied households
635 2020-2024 5-Year

Cost burdened households, all tenures (over 30% of income)
41.1% 2025

Assisted housing developments
n/a Assisted Housing Inventory

Median single family sale price
\$1M 2024

Homeownership rate: 95.0%

Occupied units
670 2020 to 2024 ACS

Renter occupied households
35 2020-2024 5-Year

Cost burdened renter households
42.4% 2025

Assisted units
n/a Assisted Housing Inventory

Vacant units
466 2020 to 2024 ACS

Homeownership rate
94.8% 2020 to 2024 ACS

Severely cost burdened renters (over 50%)
15.2% 2025

Median gross rent
\$3.5K 2020 to 2024 ACS



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

Fiscal

Half-cent sales tax, latest month
\$10.1K Sep 2026

Half-cent sales tax, change on the 12 months before
-6.2% Sep 2026

State revenue sharing, last 12 months
\$48.8K Sep 2026

Revenues, change on the year before
-11.2% FY2024

Revenues per resident
\$4.31K FY2024

Half-cent sales tax, fiscal year to date
\$123K FY2026 to 2026-09

State revenue sharing, latest month
\$3.95K Sep 2026

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

Total expenditures
\$6.41M FY2024

Long-term debt outstanding at year end
\$2.51M FY2025

Half-cent sales tax, last 12 months
\$123K Sep 2026

State revenue sharing, fiscal year to date
\$48.8K FY2026 to 2026-09

Total revenues
\$7.04M FY2024

Expenditures, change on the year before
+13.0% FY2024

Long-term debt, change on the year before
-9.1% FY2025

Half-cent sales tax distributions by month: \$10.1K



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

University of Florida Bureau of Economic and Business Research, Florida Estimates of Population

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

US Bureau of Labor Statistics, Local Area Unemployment Statistics

<https://www.bls.gov/lau/>, retrieved 2026-10-01

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

<https://www2.myfloridalicense.com/hotels-restaurants/public-records/>, retrieved 2026-10-01

Florida Division of Corporations (Sunbiz) bulk corporate data files, new entity filings by month

<https://dos.fl.gov/sunbiz/other-services/data-downloads/>, retrieved 2026-10-01

County Business Patterns and ZIP Code Business Patterns, complete data files

<https://www2.census.gov/programs-surveys/cbp/datasets/>, retrieved 2026-10-01

Florida Department of Revenue, NAL tax roll (name, address, legal), 2026 preliminary and final as posted

https://floridarevenue.com/property/Pages/DataPortal_RequestAssessmentRollGISData.aspx, retrieved 2026-10-03

Florida Department of Revenue, NAL tax roll, 2025 (2025F), from the data portal's public records folders

<https://floridarevenue.com/property/dataportal/Pages/default.aspx?path=/property/dataportal/Documents/PTO%20Data%20Portal/~Public%20Records>, retrieved 2026-10-04

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<https://flhousingdata.shimberg.ufl.edu/>, retrieved 2026-10-01

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<https://edr.state.fl.us/Content/local-government/data/revenues-expenditures/index.cfm>, retrieved 2026-10-01

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