

Sweetwater

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

Population

BEBR, April 1, 2025
21,454 2025

Change since 2020
+10.8% 2020 to 2025

BusinessFlare® estimate, April 1, 2026
21,658 2026

Census 2020
19,363 2020

Change since the prior year
+0.3% 2024 to 2025

Basis of the latest figure
estimate 2025

Population, April 1: 21,454



BEBR's April 1, 2025 figure carried to April 1, 2026 at Miami-Dade County's growth rate of 0.71% a year, the annual rate in EDR's Demographic Estimating Conference county estimate for 2025 and medium projection for 2030, with the county's net new residents shared out to its places by their share of the county's net new residential units between the 2025 final and 2026 preliminary tax rolls.

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

Source: Florida Office of Economic and Demographic Research, Demographic Estimating Conference: Projections of Florida Population by County, with Estimates for the base year, retrieved 2026-10-04

Labor force

Labor force (Miami-Dade County)
1,446,920 Aug 2026

Unemployment rate (Miami-Dade County)
2.7% Aug 2026

Latest month is preliminary
yes Aug 2026

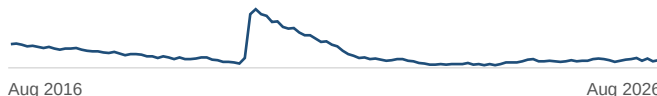
Employment (Miami-Dade County)
1,408,294 Aug 2026

Rate a year earlier
3.0% Aug 2025

Unemployed (Miami-Dade County)
38,626 Aug 2026

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

Unemployment rate, not seasonally adjusted: 2.7%



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

BusinessFlare® estimate, last 12 months
\$3,181.2M 12 months to 2026-03

Wide error flag
yes Mar 2026

Retail trade (NAICS 44-45): 2022 landing error
89.1% 2022

Estimate runs to
Mar 2026 Mar 2026

Retail trade (NAICS 44-45): Census sales 2017
\$229M 2017

Accommodation and food services (NAICS 72):
Census sales 2017
\$43.3M 2017

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

Retail trade (NAICS 44-45): Census sales 2022
\$2.83B 2022

Accommodation and food services (NAICS 72):
Census sales 2022
\$127M 2022

Accommodation and food services (NAICS 72): 2022
landing error
50.6% 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)	\$229M	\$2.83B	\$310M	89.1%
Accommodation and food services (NAICS 72)	\$43.3M	\$127M	\$62.8M	50.6%

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 89% from the 2022 Census figure for Retail trade (NAICS 44-45); wide error: the 2017 carry-forward landed 51% from the 2022 Census figure for Accommodation and food services (NAICS 72).

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, May 2023 (fiscal year 2023, the last month published)

\$107K May 2023

Change on the same month a year earlier

+1.3% May 2023

Last 12 months

\$1.22M May 2023

Fiscal year to date

\$842K FY2023 to date (Oct 2022 to May 2023)

Series

Sweetwater May 2023

Tourist tax collections by month: \$107K, series ends May 2023, nothing published since



Miami-Dade County last published tourist tax collections by city for fiscal year 2023 and has not released a city breakdown since. This is the latest figure the county has made public.

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

226 Aug 2026

Food service licenses

110 Aug 2026

Lodging licenses

41 Aug 2026

Alcoholic beverage licenses

75 Aug 2026

New licenses, last 12 months

14 Aug 2026

Establishments (ZIP basis)

447 2023

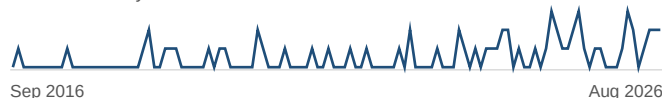
Employees, mid March (ZIP basis)

9,992 2023

Annual payroll (ZIP basis)

\$617M 2023

New licenses by month: 2



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

Establishments, employment and payroll are a ZIP code basis: ZIP codes 33182.

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

0 Aug 2026

Change on the 12 months before

-100.0% Aug 2026

Permit valuation, last 12 months

\$0 Aug 2026

Units, latest month

0 Aug 2026

Single family units, last 12 months

0 Aug 2026

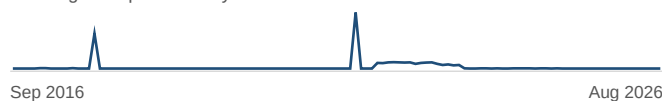
Units in buildings of 5 or more, last 12 months

0 Aug 2026

Units, latest annual table

0 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
\$1.75B 2026 preliminary

Just value, change on the prior roll
+0.3% 2025 final roll to 2026 preliminary

New construction value
\$950K 2026 preliminary

Qualified sales, last 12 months
46 2025-06 to 2026-05

Just value, commercial
\$124M 2026 preliminary

Just value, government
\$148M 2026 preliminary

Share of the tax base removed by Amendment 3
4.0% 2026 preliminary

Homesteads
1,769 2026 preliminary

Total taxable value (non school)
\$1.13B 2026 preliminary

Taxable value (non school), change on the prior roll
+5.4% 2025 final roll to 2026 preliminary

Parcels
2,725 2026 preliminary

Median qualified sale price
\$487K 2025-06 to 2026-05

Just value, vacant
\$27.1M 2026 preliminary

Just value, other
\$2.26K 2026 preliminary

Millage roll-back to hold revenue
3.5634 to 3.7107 2026 preliminary

Homesteads taken to zero taxable value
1,250 2026 preliminary

Total taxable value (school)
\$1.26B 2026 preliminary

Total just value, prior roll
\$1.75B 2025 final roll

Median single family just value
\$462K 2026 preliminary

Just value, residential
\$1.44B 2026 preliminary

Just value, institutional
\$9.55M 2026 preliminary

Non school taxable base (Amendment 3 analysis)
\$4.3B 2026 preliminary

Millage change needed
4.1% 2026 preliminary

Just value by use group

Use group	Parcels	Just value	Taxable (non school)	New construction	Residential units	Just value change
Residential	2,547	\$1.44B	\$1B	\$948K	5,153	+3.4%
Commercial	89	\$124M	\$104M	\$2.29K	n/a	-25.2%
Vacant	55	\$27.1M	\$23.5M	\$0	n/a	+114.3%
Institutional	4	\$9.55M	\$209K	\$0	n/a	-0.4%
Government	30	\$148M	\$0	\$0	n/a	-9.5%
Other	1	\$2.26K	\$0	\$0	n/a	0.0%

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 2026-10-04

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

Housing

Housing units
7,080 2020 to 2024 ACS

Owner occupied households
2,831 2020-2024 5-Year

Cost burdened households, all tenures (over 30% of income)
52.9% 2025

Assisted housing developments
n/a Assisted Housing Inventory

Median single family sale price
\$572K 2024

Homeownership rate: 42.0%



1990

2024

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

Occupied units
6,721 2020 to 2024 ACS

Renter occupied households
3,890 2020-2024 5-Year

Cost burdened renter households
63.2% 2025

Assisted units
n/a Assisted Housing Inventory

Vacant units
359 2020 to 2024 ACS

Homeownership rate
42.1% 2020 to 2024 ACS

Severely cost burdened renters (over 50%)
27.0% 2025

Median gross rent
\$1.77K 2020 to 2024 ACS

Fiscal

Half-cent sales tax, latest month
\$159K Sep 2026

Half-cent sales tax, change on the 12 months before
-1.9% Sep 2026

State revenue sharing, last 12 months
\$895K Sep 2026

Revenues, change on the year before
+32.3% FY2024

Revenues per resident
\$2.45K FY2024

Half-cent sales tax, fiscal year to date
\$2.06M FY2026 to 2026-09

State revenue sharing, latest month
\$73.2K Sep 2026

State revenue sharing, change on the 12 months before
+3.4% Sep 2026

Total expenditures
\$39.3M FY2024

Long-term debt outstanding at year end
\$125K FY2024

Half-cent sales tax, last 12 months
\$2.06M Sep 2026

State revenue sharing, fiscal year to date
\$895K FY2026 to 2026-09

Total revenues
\$52.3M FY2024

Expenditures, change on the year before
+16.8% FY2024

Long-term debt, change on the year before
-24.3% FY2024

Half-cent sales tax distributions by month: \$159K



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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