

Key Colony Beach

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

Population

BEBR, April 1, 2025
796 2025

BusinessFlare® estimate, April 1, 2026
816 2026

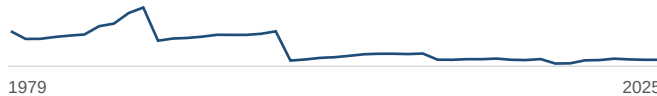
Change since the prior year
0.0% 2024 to 2025

Change since 2020
+0.8% 2020 to 2025

Census 2020
790 2020

Basis of the latest figure
estimate 2025

Population, April 1: 796



BEBR's April 1, 2025 figure carried to April 1, 2026 at Monroe County's growth rate of 0.59% 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 (Monroe County)
48,925 Aug 2026

Employment (Monroe County)
47,330 Aug 2026

Unemployed (Monroe County)
1,595 Aug 2026

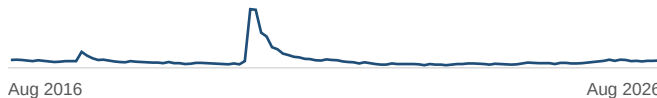
Unemployment rate (Monroe County)
3.3% Aug 2026

Rate a year earlier
3.0% Aug 2025

Labor force, change on a year earlier
-0.4% Aug 2026

Latest month is preliminary
yes Aug 2026

Unemployment rate, not seasonally adjusted: 3.3%



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
184 Aug 2026

Food service licenses
5 Aug 2026

Lodging licenses
170 Aug 2026

Alcoholic beverage licenses
9 Aug 2026

New licenses, last 12 months
3 Aug 2026

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

Change on the 12 months before
+8.0% Sep 2026

New filings, latest month
3 Sep 2026

Establishments (ZIP basis)
39 2023

Employees, mid March (ZIP basis)
187 2023

Annual payroll (ZIP basis)
\$7.18M 2023

New licenses by month: 0



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

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

Establishments, employment and payroll are a ZIP code basis: ZIP codes 33051.

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

Building permits

Housing units permitted, last 12 months

3 Aug 2026

Change on the 12 months before

-40.0% Aug 2026

Permit valuation, last 12 months

\$2.85M Aug 2026

Units, latest month

0 Aug 2026

Single family units, last 12 months

3 Aug 2026

Units in buildings of 5 or more, last 12 months

0 Aug 2026

Units, latest annual table

6 2025

Housing units permitted by month: 0



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

\$964M 2026 preliminary

Total taxable value (non school)

\$833M 2026 preliminary

Total taxable value (school)

\$890M 2026 preliminary

Just value, change on the prior roll

+0.5% 2025 final roll to 2026 preliminary

Taxable value (non school), change on the prior roll

+4.6% 2025 final roll to 2026 preliminary

Total just value, prior roll

\$960M 2025 final roll

New construction value

\$7.06M 2026 preliminary

Parcels

1,082 2026 preliminary

Median single family just value

\$989K 2026 preliminary

Qualified sales, last 12 months

83 2025-06 to 2026-05

Median qualified sale price

\$760K 2025-06 to 2026-05

Just value, residential

\$857M 2026 preliminary

Just value, commercial

\$65.3M 2026 preliminary

Just value, industrial

\$3.24M 2026 preliminary

Just value, vacant

\$27.8M 2026 preliminary

Just value, institutional

\$5.23M 2026 preliminary

Just value, government

\$4.5M 2026 preliminary

Just value, other

\$1.02M 2026 preliminary

Just value by use group

Use group	Parcels	Just value	Taxable (non school)	New construction	Residential units	Just value change
Residential	807	\$857M	\$752M	\$6.99M	843	-0.1%
Commercial	181	\$65.3M	\$54.5M	\$0.0K	n/a	+6.0%
Industrial	4	\$3.24M	\$2.65M	\$0	n/a	+19.7%
Vacant	38	\$27.8M	\$21.4M	\$56.7K	n/a	+3.7%
Institutional	4	\$5.23M	\$1.96M	\$0	n/a	+2.0%
Government	31	\$4.5M	\$165K	\$8.5K	n/a	+1.3%
Other	17	\$1.02M	\$824K	\$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 2020 block groups; 70% 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

Housing

Housing units

1,105 2020 to 2024 ACS

Occupied units

282 2020 to 2024 ACS

Vacant units

823 2020 to 2024 ACS

Owner occupied households

192 2020-2024 5-Year

Renter occupied households

90 2020-2024 5-Year

Homeownership rate

68.1% 2020 to 2024 ACS

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

46.9% 2025

Cost burdened renter households

52.4% 2025

Severely cost burdened renters (over 50%)

39.3% 2025

Assisted housing developments

n/a Assisted Housing Inventory

Assisted units

n/a Assisted Housing Inventory

Median gross rent

\$1.93K 2020 to 2024 ACS

Median single family sale price

\$960K 2024

Homeownership rate: 68.0%



1990

2024

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

Fiscal

Half-cent sales tax, latest month

\$14.6K Sep 2026

Half-cent sales tax, fiscal year to date

\$182K FY2026 to 2026-09

Half-cent sales tax, last 12 months

\$182K Sep 2026

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

-1.7% Sep 2026

State revenue sharing, latest month

\$4.01K Sep 2026

State revenue sharing, fiscal year to date

\$48.8K FY2026 to 2026-09

State revenue sharing, last 12 months

\$48.8K Sep 2026

State revenue sharing, change on the 12 months before

+1.3% Sep 2026

Total revenues

\$8.81M FY2024

Revenues, change on the year before

+26.3% FY2024

Total expenditures

\$6.85M FY2024

Expenditures, change on the year before

+10.2% FY2024

Revenues per resident

\$11.1K FY2024

Long-term debt outstanding at year end

\$3.81M FY2025

Long-term debt, change on the year before

-9.4% FY2025

Half-cent sales tax distributions by month: \$14.6K



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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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