

Monroe

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

Population

BEBR, April 1, 2025
84,707 2025

BusinessFlare® estimate, April 1, 2026
85,206 2026

Change since the prior year
+0.7% 2024 to 2025

Change since 2020
+2.2% 2020 to 2025

Census 2020
82,874 2020

Basis of the latest figure
estimate 2025

Population, April 1: 84,707



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, which is the county total its places and unincorporated area are reconciled to.

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
48,925 Aug 2026

Employment
47,330 Aug 2026

Unemployed
1,595 Aug 2026

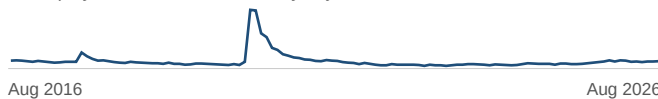
Unemployment rate
3.3% Aug 2026

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%



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

Sales and visitor spending: not shown. the BusinessFlare® estimate is by place; the county's sales are on its Sales and visitor spending page

Tourist tax

Collections, latest month
\$4.75M Jul 2026

Change on the same month a year earlier
+3.2% Jul 2026

Last 12 months
\$63.1M Jul 2026

Fiscal year to date
\$57.6M FY2026 to 2026-07

Series
Monroe County: Tourist development tax on rooms Jul 2026

Tourist tax collections by month: \$4.75M



Source: Monroe County Tourist Development Council, Four Penny Revenue Report, retrieved 2026-09-29

Business base

Licensed food service, lodging and alcohol businesses
3,872 Aug 2026

Alcoholic beverage licenses
791 Aug 2026

Change on the 12 months before
-0.2% Sep 2026

Employees, mid March
37,134 2023

Food service licenses
810 Aug 2026

New licenses, last 12 months
98 Aug 2026

New filings, latest month
167 Sep 2026

Annual payroll
\$1.78B 2023

Lodging licenses
2,271 Aug 2026

New business filings, last 12 months
2,711 Sep 2026

Establishments
4,154 2023

Establishments, change on the year before
+1.0% 2023

New licenses by month: 11



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

Housing units permitted, last 12 months
292 Aug 2026

Units, latest month
76 Aug 2026

Units, latest annual table
279 2025

Change on the 12 months before
+1.7% Aug 2026

Single family units, last 12 months
211 Aug 2026

Permit valuation, last 12 months
\$190M Aug 2026

Units in buildings of 5 or more, last 12 months
69 Aug 2026

Housing units permitted by month: 76



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

Property roll

Total just value
\$72B 2026 preliminary

Just value, change on the prior roll
+0.7% 2025 final roll to 2026 preliminary

New construction value
\$431M 2026 preliminary

Qualified sales, last 12 months
1,952 2025-06 to 2026-05

Just value, commercial
\$9.79B 2026 preliminary

Just value, vacant
\$2.38B 2026 preliminary

Just value, other
\$165M 2026 preliminary

Total taxable value (non school)
\$52.1B 2026 preliminary

Taxable value (non school), change on the prior roll
+6.7% 2025 final roll to 2026 preliminary

Parcels
89,162 2026 preliminary

Median qualified sale price
\$985K 2025-06 to 2026-05

Just value, industrial
\$434M 2026 preliminary

Just value, institutional
\$685M 2026 preliminary

Total taxable value (school)
\$58.3B 2026 preliminary

Total just value, prior roll
\$71.5B 2025 final roll

Median single family just value
\$902K 2026 preliminary

Just value, residential
\$53.9B 2026 preliminary

Just value, agricultural
\$53.6K 2026 preliminary

Just value, government
\$4.64B 2026 preliminary

Just value by use group

Use group	Parcels	Just value	Taxable (non school)	New construction	Residential units	Just value change
Residential	43,729	\$53.9B	\$41.8B	\$390M	49,971	+0.4%
Commercial	4,966	\$9.79B	\$8.02B	\$8.45M	n/a	+1.9%
Industrial	320	\$434M	\$323M	\$8.39M	n/a	+14.1%
Agricultural	3	\$53.6K	\$53.2K	\$21.3K	n/a	+60.8%

Use group	Parcels	Just value	Taxable (non school)	New construction	Residential units	Just value change
Vacant	6,669	\$2.38B	\$1.74B	\$4.56M	n/a	-3.6%
Institutional	318	\$685M	\$120M	\$14.5M	n/a	+8.0%
Government	28,668	\$4.64B	\$8.6M	\$4.69M	n/a	+1.2%
Other	4,489	\$165M	\$50.9M	\$2.33K	n/a	+1.3%

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

55,698 2020 to 2024 ACS

Occupied units

32,077 2020 to 2024 ACS

Vacant units

23,621 2020 to 2024 ACS

Owner occupied households

22,836 2024 1-Year

Renter occupied households

9,241 2024 1-Year

Homeownership rate

71.2% 2020 to 2024 ACS

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

40.5% 2025

Cost burdened renter households

54.1% 2025

Severely cost burdened renters (over 50%)

27.2% 2025

Assisted housing developments

39 Assisted Housing Inventory

Assisted units

2,355 Assisted Housing Inventory

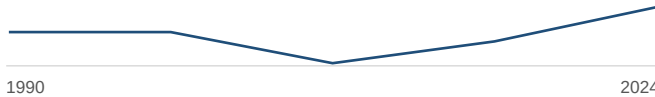
Median gross rent

\$2.01K 2020 to 2024 ACS

Median single family sale price

\$1.15M 2024

Homeownership rate: 66.0%



1990

2024

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

Fiscal

Half-cent sales tax, latest month

\$1.27M Sep 2026

Half-cent sales tax, fiscal year to date

\$15.9M FY2026 to 2026-09

Half-cent sales tax, last 12 months

\$15.9M Sep 2026

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

-1.5% Sep 2026

State revenue sharing, latest month

\$316K Sep 2026

State revenue sharing, fiscal year to date

\$3.78M FY2026 to 2026-09

State revenue sharing, last 12 months

\$3.78M Sep 2026

State revenue sharing, change on the 12 months before

+2.8% Sep 2026

Total revenues

\$1.29B FY2025

Revenues, change on the year before

+17.6% FY2025

Total expenditures

\$1.17B FY2025

Expenditures, change on the year before

+14.9% FY2025

Revenues per resident

\$15.2K FY2025

Long-term debt outstanding at year end

\$295M FY2025

Long-term debt, change on the year before

+31.7% FY2025

Half-cent sales tax distributions by month: \$1.27M



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
\$4.45B June 30, 2026

Change on a year earlier
-0.3% June 30, 2026

Change, real
-3.4% June 30, 2026

Branches
35 June 30, 2026

Institutions
9 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: \$4.45B



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

Sources

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