

Gulf Stream

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

Population

BEBR, April 1, 2025

957 2025

Change since 2020

+0.3% 2020 to 2025

BusinessFlare® estimate, April 1, 2026

957 2026

Census 2020

954 2020

Change since the prior year

+0.1% 2024 to 2025

Basis of the latest figure

estimate 2025

Population, April 1: 957



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 (Palm Beach County)

773,792 Aug 2026

Employment (Palm Beach County)

737,930 Aug 2026

Unemployed (Palm Beach County)

35,862 Aug 2026

Unemployment rate (Palm Beach County)

4.6% Aug 2026

Rate a year earlier

4.3% 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: 4.6%



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

3 Aug 2026

Food service licenses

1 Aug 2026

Lodging licenses

1 Aug 2026

Alcoholic beverage licenses

1 Aug 2026

New licenses, last 12 months

n/a Aug 2026

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

No ZIP code has its Census internal point inside this place, so ZIP Code Business Patterns are not shown.

Source: Florida DBPR active licensure base files: public food service, public lodging and retail alcoholic beverage licenses, retrieved 2026-10-01

Building permits

Housing units permitted, last 12 months

9 Aug 2026

Change on the 12 months before

+125.0% Aug 2026

Permit valuation, last 12 months

\$2.37M Aug 2026

Units, latest month

0 Aug 2026

Single family units, last 12 months

9 Aug 2026

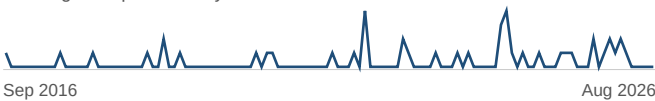
Units in buildings of 5 or more, last 12 months

0 Aug 2026

Units, latest annual table

21 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 \$1.59B 2026 preliminary	Total taxable value (non school) \$1.09B 2026 preliminary	Total taxable value (school) \$1.15B 2026 preliminary
Just value, change on the prior roll +7.3% 2025 final roll to 2026 preliminary	Taxable value (non school), change on the prior roll +7.7% 2025 final roll to 2026 preliminary	Total just value, prior roll \$1.48B 2025 final roll
New construction value \$11.2M 2026 preliminary	Parcels 665 2026 preliminary	Median single family just value n/a 2026 preliminary
Qualified sales, last 12 months 0 2025-06 to 2026-05	Median qualified sale price n/a 2025-06 to 2026-05	Just value, residential \$1.48B 2026 preliminary
Just value, commercial \$27.5M 2026 preliminary	Just value, vacant \$52.8M 2026 preliminary	Just value, institutional \$12.5M 2026 preliminary
Just value, government \$17M 2026 preliminary	Just value, other \$0.1K 2026 preliminary	

Just value by use group

Use group	Parcels	Just value	Taxable (non school)	New construction	Residential units	Just value change
Residential	622	\$1.48B	\$1.02B	\$11.1M	716	+6.6%
Commercial	13	\$27.5M	\$26.2M	\$117K	n/a	+3.2%
Vacant	21	\$52.8M	\$41.7M	\$0	n/a	+35.3%
Institutional	1	\$12.5M	\$3.33M	\$0	n/a	+7.9%
Government	8	\$17M	\$0	\$0	n/a	+9.2%
Other	1	\$0.1K	\$0.0K	\$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; 69% 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 598 2020 to 2024 ACS	Occupied units 379 2020 to 2024 ACS	Vacant units 219 2020 to 2024 ACS
Owner occupied households 344 2020-2024 5-Year	Renter occupied households 35 2020-2024 5-Year	Homeownership rate 90.8% 2020 to 2024 ACS
Cost burdened households, all tenures (over 30% of income) 36.5% 2025	Cost burdened renter households 43.8% 2025	Severely cost burdened renters (over 50%) 31.2% 2025
Assisted housing developments n/a Assisted Housing Inventory	Assisted units n/a Assisted Housing Inventory	Median gross rent \$1.75K 2020 to 2024 ACS
Median single family sale price \$5.15M 2024		

Homeownership rate: 91.0%



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

Fiscal

Half-cent sales tax, latest month
\$7K Sep 2026

Half-cent sales tax, change on the 12 months before
-2.1% Sep 2026

State revenue sharing, last 12 months
\$28.5K Sep 2026

Revenues, change on the year before
+33.2% FY2024

Revenues per resident
\$12.9K FY2024

Half-cent sales tax, fiscal year to date
\$91.7K FY2026 to 2026-09

State revenue sharing, latest month
\$2.35K Sep 2026

State revenue sharing, change on the 12 months before
+0.8% Sep 2026

Total expenditures
\$10.4M FY2024

Long-term debt outstanding at year end
\$111K FY2025

Half-cent sales tax, last 12 months
\$91.7K Sep 2026

State revenue sharing, fiscal year to date
\$28.5K FY2026 to 2026-09

Total revenues
\$12.3M FY2024

Expenditures, change on the year before
+62.4% FY2024

Long-term debt, change on the year before
n/a FY2025

Half-cent sales tax distributions by month: \$7K



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

Florida Office of Economic and Demographic Research, Demographic Estimating Conference: Projections of Florida Population by County, with Estimates for the base year

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https://floridarevenue.com/property/Pages/DataPortal_RequestAssessmentRollGISData.aspx, retrieved 2026-10-04

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US Bureau of Labor Statistics, Local Area Unemployment Statistics

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

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US Census Bureau, Building Permits Survey, place and county residential permits

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