

Belleair Bluffs

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

Population

BEBR, April 1, 2025
2,298 2025

BusinessFlare® estimate, April 1, 2026
2,298 2026

Change since the prior year
-0.6% 2024 to 2025

Change since 2020
-0.6% 2020 to 2025

Census 2020
2,311 2020

Basis of the latest figure
estimate 2025

Population, April 1: 2,298



BEBR's April 1, 2025 figure carried to April 1, 2026 at Pinellas County's growth rate of 0.18% 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 (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
47 Aug 2026

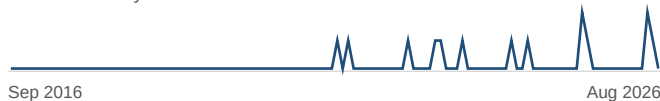
Food service licenses
18 Aug 2026

Lodging licenses
10 Aug 2026

Alcoholic beverage licenses
19 Aug 2026

New licenses, last 12 months
3 Aug 2026

New licenses by month: 0



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
n/a

Units, latest month
0 Aug 2026

Units, latest annual table
0 2025

Housing units permitted by month: 0

Change on the 12 months before
n/a

Single family units, last 12 months
n/a

Permit valuation, last 12 months
n/a

Units in buildings of 5 or more, last 12 months
n/a

Oct 2025

Aug 2026

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

Property roll

Total just value
\$672M 2026 preliminary

Just value, change on the prior roll
-3.5% 2025 final roll to 2026 preliminary

New construction value
\$6.19M 2026 preliminary

Qualified sales, last 12 months
42 2025-06 to 2026-05

Just value, commercial
\$59.7M 2026 preliminary

Just value, institutional
\$819K 2026 preliminary

Total taxable value (non school)
\$462M 2026 preliminary

Taxable value (non school), change on the prior roll
+3.3% 2025 final roll to 2026 preliminary

Parcels
1,408 2026 preliminary

Median qualified sale price
\$362K 2025-06 to 2026-05

Just value, industrial
\$842K 2026 preliminary

Just value, government
\$6.32M 2026 preliminary

Total taxable value (school)
\$488M 2026 preliminary

Total just value, prior roll
\$696M 2025 final roll

Median single family just value
\$461K 2026 preliminary

Just value, residential
\$600M 2026 preliminary

Just value, vacant
\$4.29M 2026 preliminary

Just value, other
\$53K 2026 preliminary

Just value by use group

Use group	Parcels	Just value	Taxable (non school)	New construction	Residential units	Just value change
Residential	1,335	\$600M	\$397M	\$6.19M	1,578	-4.2%
Commercial	54	\$59.7M	\$59.6M	\$0	n/a	+3.3%
Industrial	1	\$842K	\$814K	\$0	n/a	+2.1%
Vacant	12	\$4.29M	\$3.61M	\$0	n/a	+28.8%
Institutional	1	\$819K	\$491K	\$0	n/a	-17.4%
Government	4	\$6.32M	\$0	\$0	n/a	-4.3%
Other	2	\$53K	\$44.9K	\$0	n/a	+2.1%

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 2026-10-04

Housing

Housing units

1,426 2020 to 2024 ACS

Owner occupied households

714 2020-2024 5-Year

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

30.4% 2025

Assisted housing developments

n/a Assisted Housing Inventory

Median single family sale price

\$610K 2024

Homeownership rate: 63.0%



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

Occupied units

1,133 2020 to 2024 ACS

Renter occupied households

419 2020-2024 5-Year

Cost burdened renter households

45.7% 2025

Assisted units

n/a Assisted Housing Inventory

Vacant units

293 2020 to 2024 ACS

Homeownership rate

63.0% 2020 to 2024 ACS

Severely cost burdened renters (over 50%)

30.9% 2025

Median gross rent

\$1.39K 2020 to 2024 ACS

Fiscal

Half-cent sales tax, latest month

\$14.3K Sep 2026

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

-6.3% Sep 2026

State revenue sharing, last 12 months

\$88.1K Sep 2026

Revenues, change on the year before

-41.3% FY2024

Revenues per resident

\$1.49K FY2024

Half-cent sales tax, fiscal year to date

\$174K FY2026 to 2026-09

State revenue sharing, latest month

\$7.39K Sep 2026

State revenue sharing, change on the 12 months before

-0.8% Sep 2026

Total expenditures

\$2.76M FY2024

Long-term debt outstanding at year end

\$0 FY2025

Half-cent sales tax, last 12 months

\$174K Sep 2026

State revenue sharing, fiscal year to date

\$88.1K FY2026 to 2026-09

Total revenues

\$3.45M FY2024

Expenditures, change on the year before

-18.3% FY2024

Long-term debt, change on the year before

n/a FY2025

Half-cent sales tax distributions by month: \$14.3K



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 (offices reporting this city)

\$1.06B June 30, 2026

Branches

9 June 30, 2026

Branches closed since the survey a year earlier

0 June 30, 2026

Deposits, June 30 each year: \$1.06B



Offices whose reported city is Belleair Bluffs.

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

Change on a year earlier

+3.9% June 30, 2026

Institutions

9 June 30, 2026

Change, real

-0.1% June 30, 2026

Branches opened since the survey a year earlier

0 June 30, 2026

Sources

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

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

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

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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Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse

<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

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<https://logerx.myfloridacfo.gov/LogerX/PublicReportsMenu>, retrieved 2026-10-04

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<https://banks.data.fdic.gov/bankfind-suite/SOD>, retrieved 2026-10-01