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Little Haiti Rent Jumped 13 Percent Last Quarter, Tied for Biggest Spike in Miami

JERRY IANNELLI | NOVEMBER 27, 2017 | 4:41 PM

Despite outcries from community leaders, Little Haiti continues to gentrify rapidly. The Miami neighborhood – which sits conveniently north of Wynwood and the Design District and just west of Biscayne Boulevard – has been getting carved up by thirsty property developers as of late, and that trend has continued unabated in 2017.

Though Miami's condo market seems to be in something of a slowdown, the real-estate analytics website Zumper reported today that rent prices in Little Haiti and nearby Gladeview (just north of Brownsville and Liberty City) jumped 13 percent over the fall quarter. The median monthly rental price for a one-bedroom apartment in Little Haiti is now \$1,300. One-bedroom rent in Gladeview now tops \$1,000, and monthly housing costs in Liberty City are even nearing those prices. (A separate study in 2016 recommended that developers begin plunking down money on Liberty City properties in order to "flip" them, ignoring the fact that Liberty City is historically Miami's poorest community.)

Rent in Little Haiti is now roughly comparable to that in North Beach, including the Normandy Isles area:

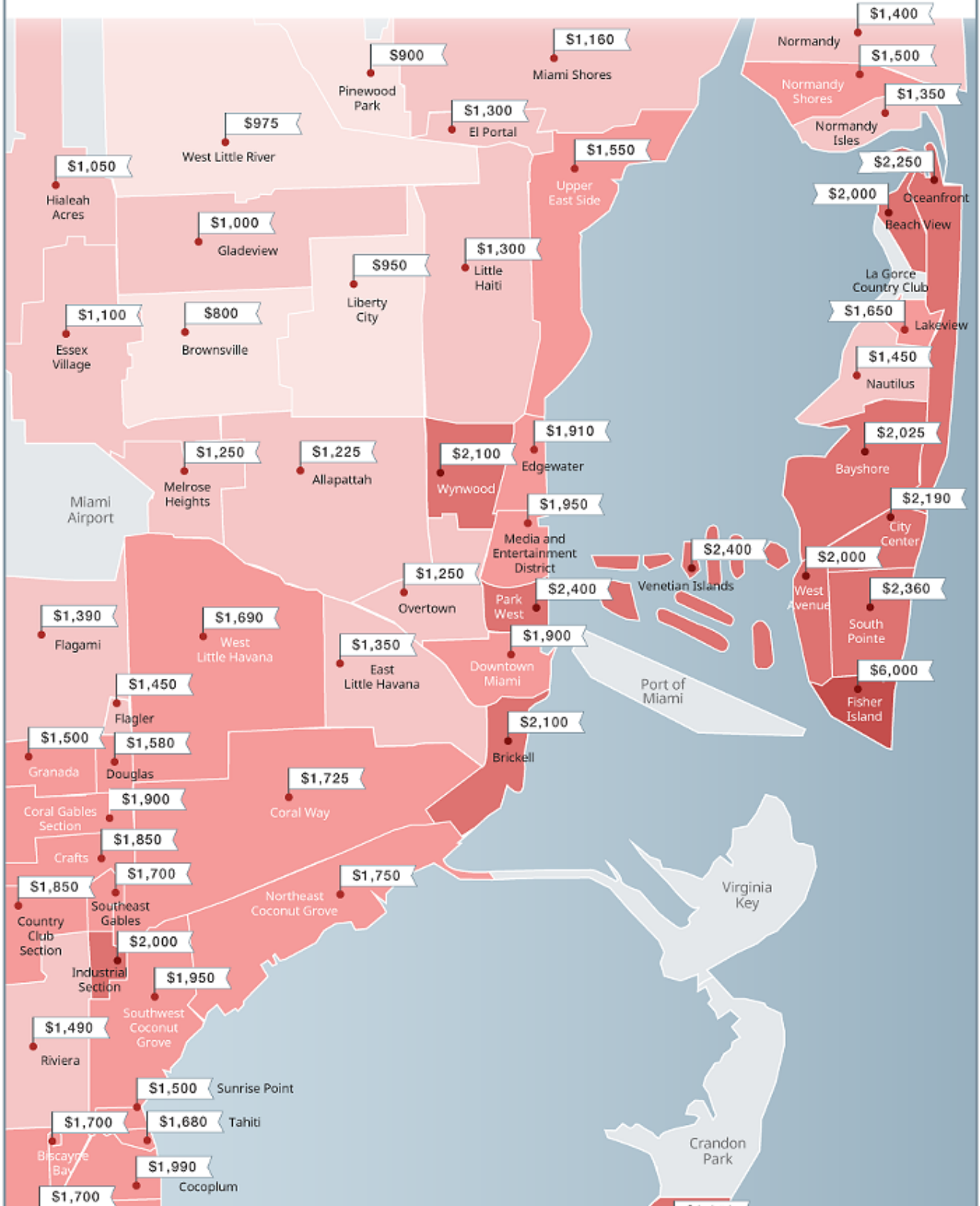


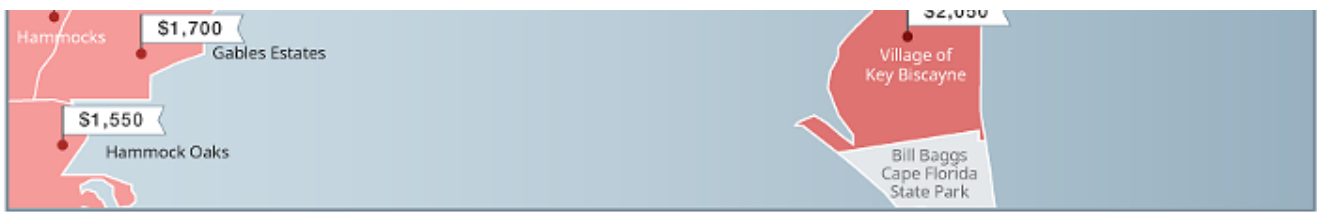
MIAMI

MEDIAN 1-BEDROOM RENT

FALL 2017

\$0 - \$999 \$1,000 - \$1,499 \$1,500 - \$1,999 \$2,000 - \$2,499 \$2,500 - \$3,000+





Zumper

As one might expect, rents in South Beach, downtown Miami, Brickell, and Wynwood remain out of reach of people making the median Miami-Dade County income, around \$44,000.

In fact, the map above illustrates how ill advised and upsetting the reality of renting an apartment in Miami is for millennials, recent college graduates, and the working class. Living alone in a one-bedroom apartment in most areas of Miami-Dade is basically unfeasible. In fact, rent prices across the city are even higher than they were roughly 15 months ago, when *New Times* warned that summer 2016 rents were so high that "**you can't afford to live anywhere.**" In hindsight, rent in Little Haiti was \$50 cheaper per month then. Those were the salad days.

No wonder Miami is regularly ranked the **worst place to rent a home in America.**

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