



Callahan, Florida.

Current market data.

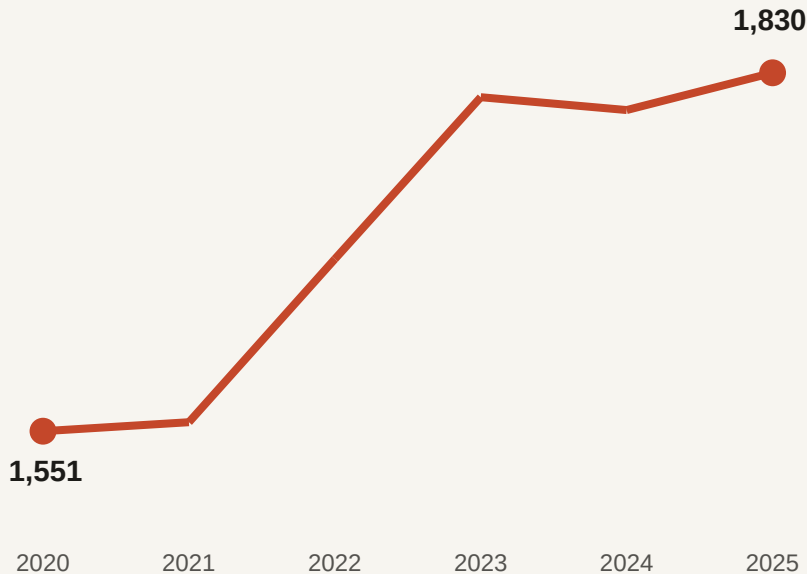
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 18.0% since 2020.

1,830

people, the 303rd-largest of Florida's cities and towns.



THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

95.5%

of 759 jobs located in Callahan are filled by in-commuters.



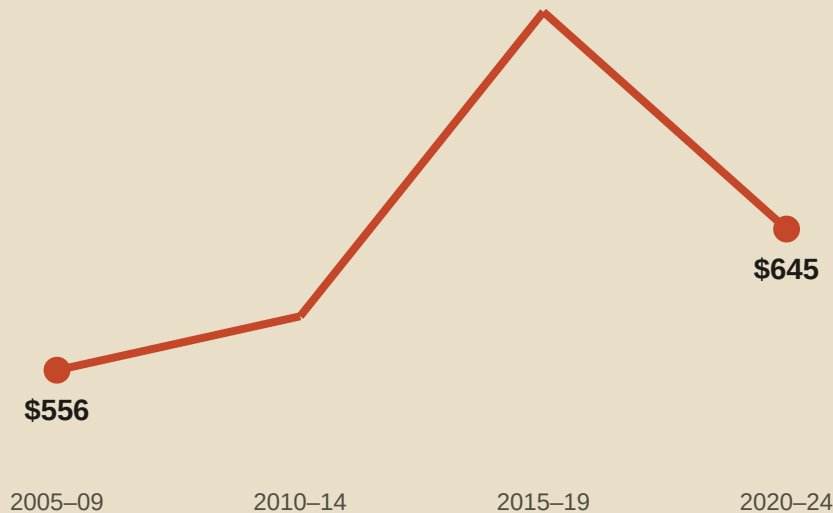
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 16%
since the 2005–2009
survey, before inflation.

\$645

a month. Florida's median is \$1,669.



THE SEAM

Cross one tract line and median rent doubles.

A \$2,319 gap between neighbors, the sharpest rent edge between adjacent tracts in Nassau County.

TRACT 503.08

\$1,182

TRACT 502.01

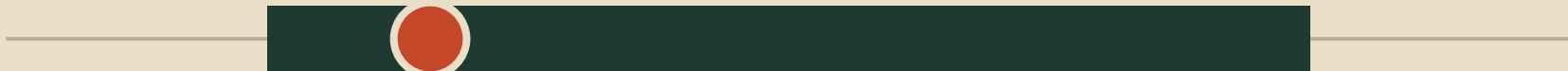
\$3,501



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$598–\$898



\$645 median

is the monthly rent range local workforce wages support.

BUILDING

40% of the housing here was built before 2000.

203

homes permitted in ten years,
2016–2025

53%

of those were in multifamily
buildings

40%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.1% to the 702 homes here.

2–8

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 21% less than Florida's.

\$281,900

median home value in Callahan.

Callahan



\$281,900

Florida



\$359,000

U.S.



\$332,700

THAT WAS CALLAHAN'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/fl/callahan/

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