



Clearwater, Florida.

Current market data.

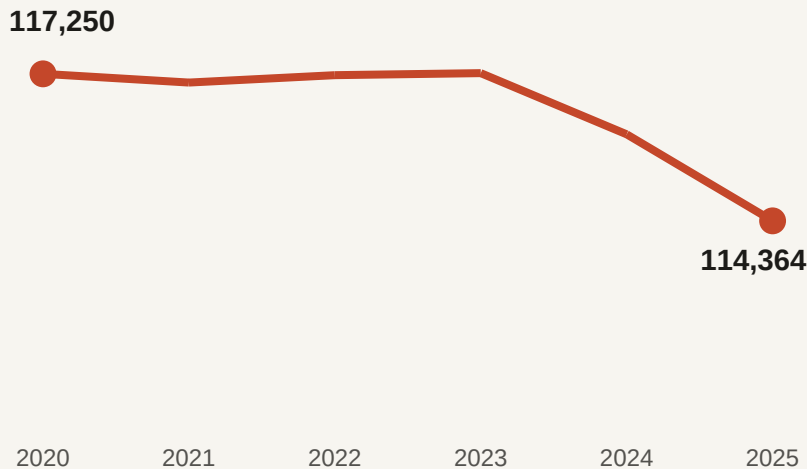
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.5% since 2020.

114,364

people, the 20th-largest of Florida's cities and towns.



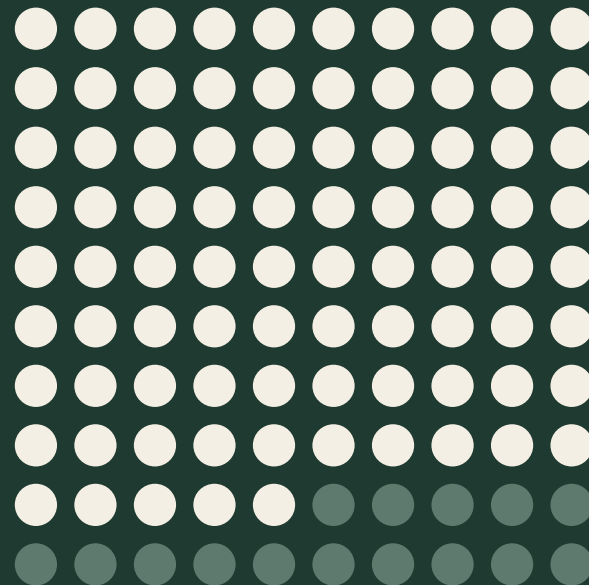
THE WORKDAY

8 in 10 jobs here go to
people who live somewhere
else.

84.7%

of 71,944 jobs located in Clearwater are filled by
in-commuters.

Source: Census LEHD LODES, 2023



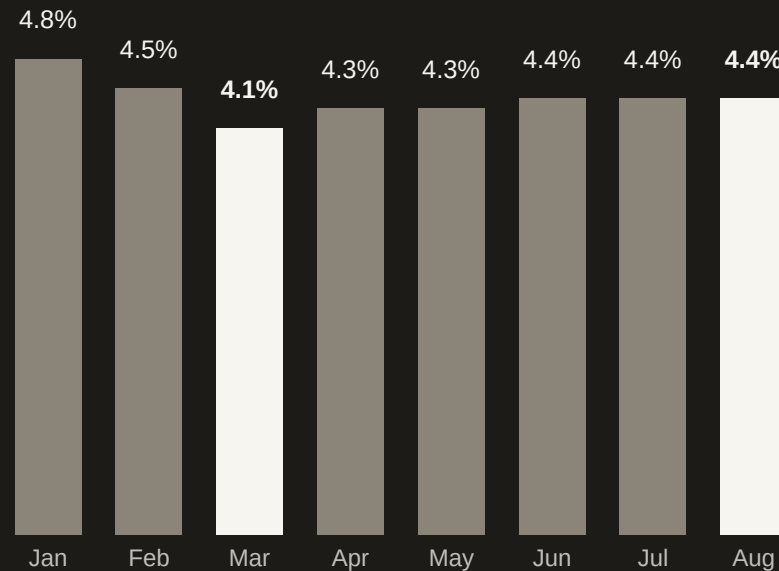
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
4.1%.

4.4%

in August 2026, the latest month released. A year earlier it was 4.0%.

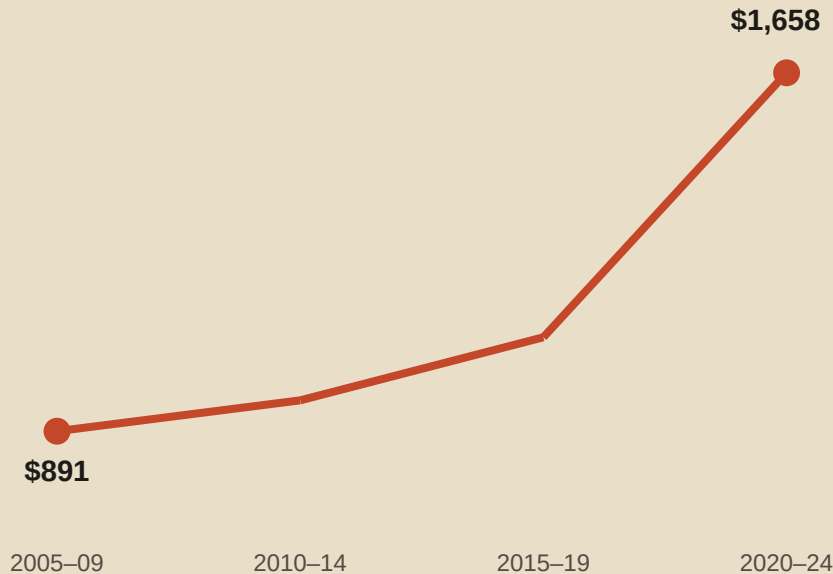


RENT

Median rent is up 86%
since the 2005–2009
survey, before inflation.

\$1,658

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,287 gap between neighbors, the sharpest rent edge between adjacent tracts in Pinellas County.

TRACT 250.16

\$1,214

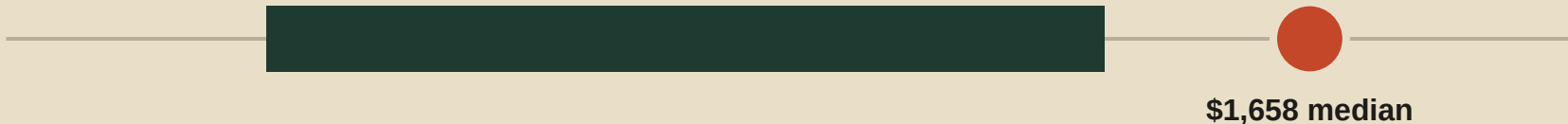
TRACT 250.07

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,022–\$1,533



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

2,098

homes permitted in ten years,
2016–2025

70%

of those were in multifamily
buildings

84%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.2% to the 61,123 homes here.

197–719

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



HOME VALUE

A median home costs 1% more than Florida's.

\$361,300

median home value in Clearwater.

Clearwater



\$361,300

Florida



\$359,000

U.S.



\$332,700



THAT WAS CLEARWATER'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/clearwater/

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