



Cocoa Beach, Florida.

Current market data.

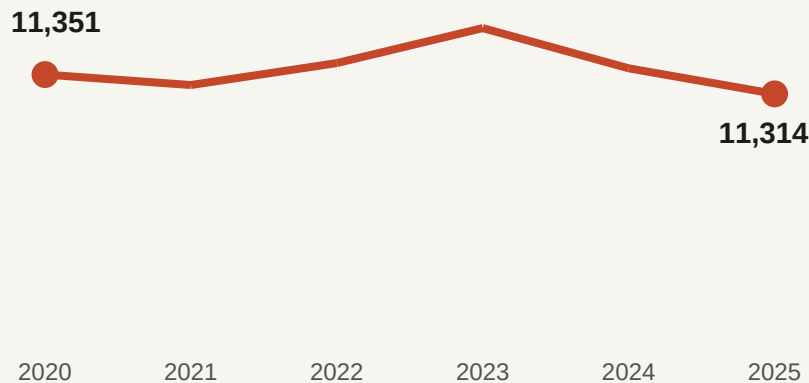
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

11,314

people, the 166th-largest of Florida's cities and towns.

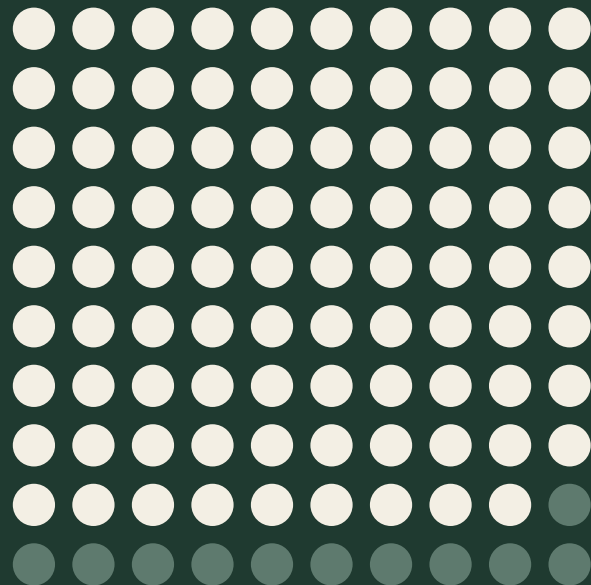


THE WORKDAY

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

89.1%

of 7,308 jobs located in Cocoa Beach are filled by
in-commuters.



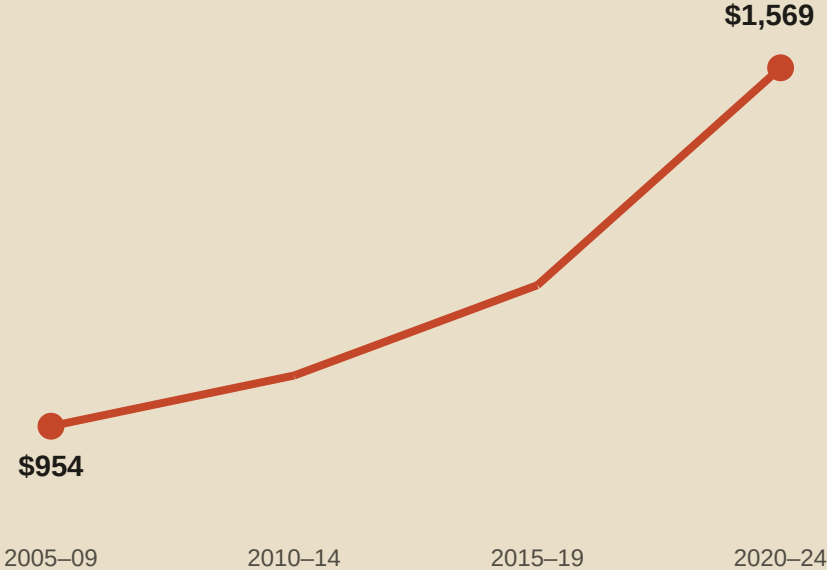
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 64% since the 2005–2009 survey, before inflation.

\$1,569

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



Source: Census ACS 5-year, 2020-2024



THE SEAM

Cross one tract line and median rent doubles.

A \$1,856 gap between neighbors, the sharpest rent edge between adjacent tracts in Brevard County.

TRACT 625

\$1,207

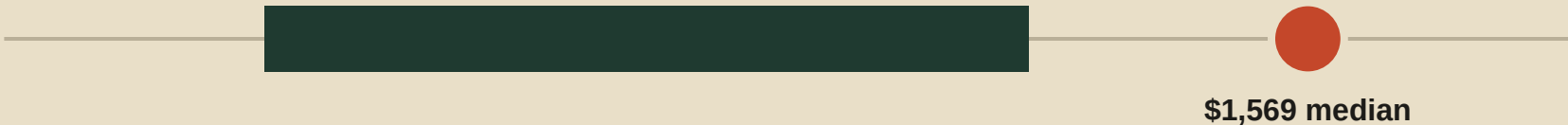
TRACT 712.05

\$3,063

ROOM TO BUILD

The median rent is above what local wages can carry.

\$933–\$1,399



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

68

homes permitted, 2022–2025

28%

of those were in multifamily
buildings

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.8% to the 9,052 homes here.

10–73

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



HOME VALUE

A median home costs 40% more than Florida's.

\$503,200

median home value in Cocoa Beach.

Cocoa Beach



\$503,200

Florida



\$359,000

U.S.



\$332,700

THAT WAS COCOA BEACH'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/cocoa-beach/

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