



Coconut Creek, Florida.

Current market data.

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

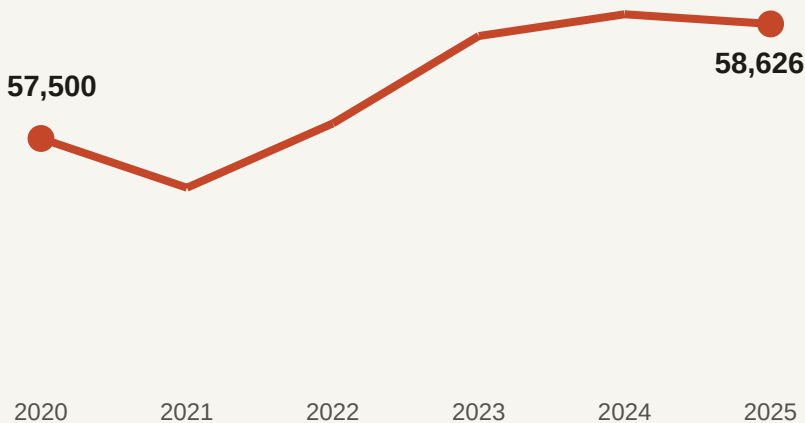


POPULATION

Growing. Up 2.0% since 2020.

58,626

people, the 54th-largest of Florida's cities and towns.

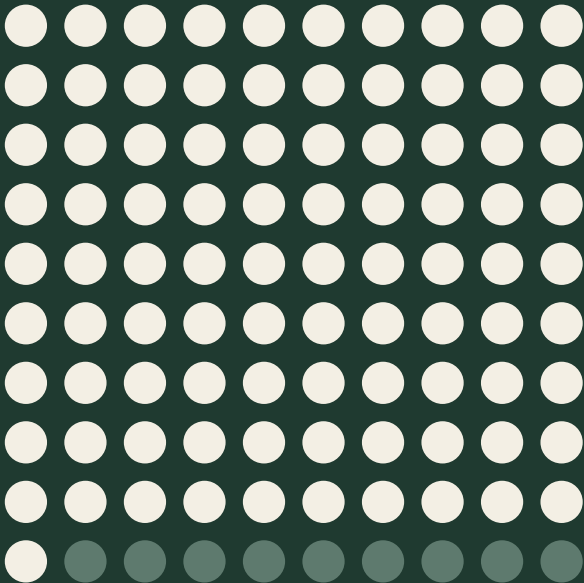


THE WORKDAY

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

91.4%

of 18,752 jobs located in Coconut Creek are filled by in-commuters.



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

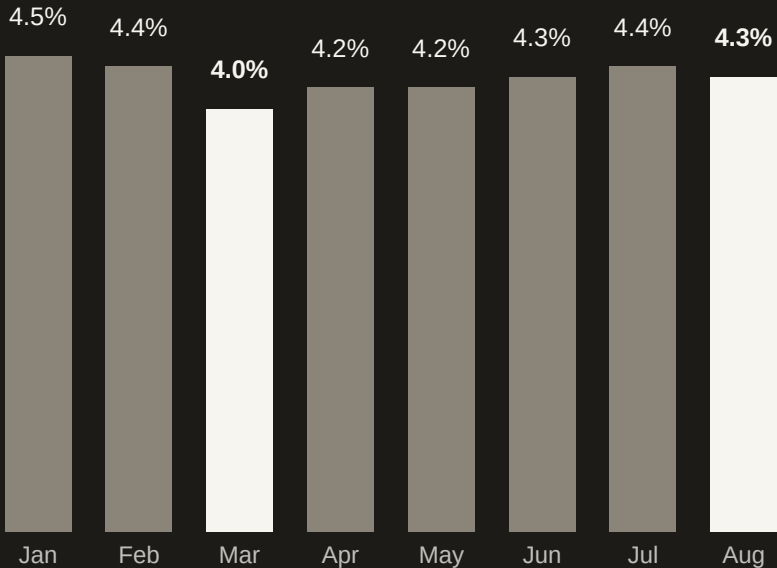
Source: Census LEHD LODES, 2023

UNEMPLOYMENT, 2026

The low came in March:
4.0%.

4.3%

in August 2026, the latest month released. A year earlier it was 3.8%.

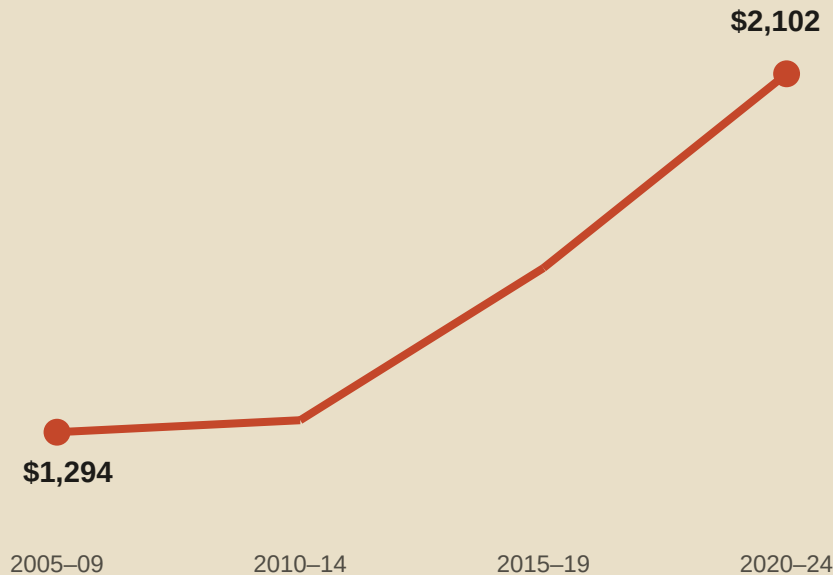


RENT

Median rent is up 62%
since the 2005–2009
survey, before inflation.

\$2,102

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,164 gap between neighbors, the sharpest rent edge between adjacent tracts in Broward County.

TRACT 602.14

\$1,337

TRACT 602.12

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$956–\$1,435



\$2,102 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

454

homes permitted in ten years,
2016–2025

64%

of those were in multifamily
buildings

77%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.7% to the 27,340 homes here.

86–188

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



HOME VALUE

A median home costs 14% less than Florida's.

\$309,600

median home value in Coconut Creek.

Coconut Creek



\$309,600

Florida



\$359,000

U.S.



\$332,700

THAT WAS COCONUT CREEK'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/coconut-creek/

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