



Coral Springs, Florida.

Current market data.

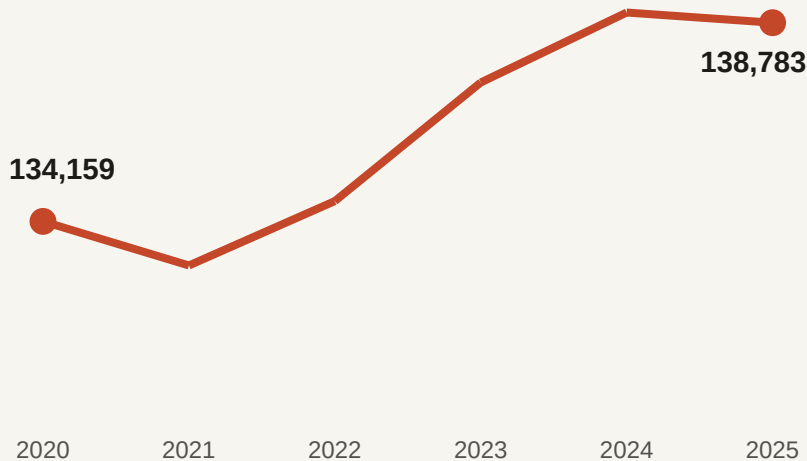
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.4% since 2020.

138,783

people, the 16th-largest of Florida's cities and towns.



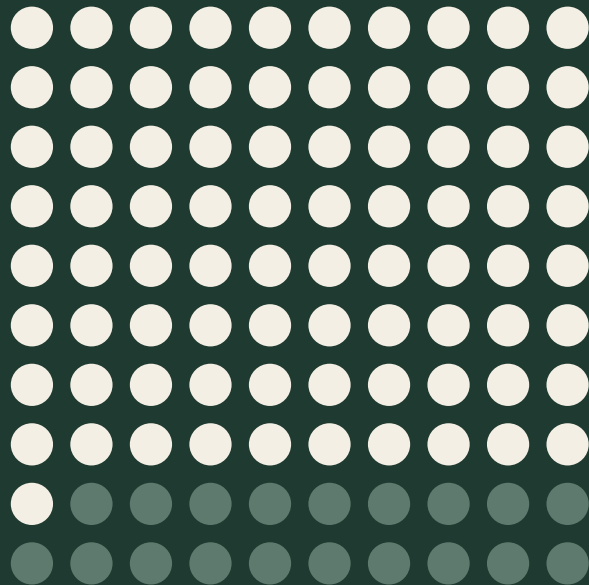
THE WORKDAY

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

81.5%

of 42,100 jobs located in Coral Springs are filled by in-commuters.

Source: Census LEHD LODES, 2023



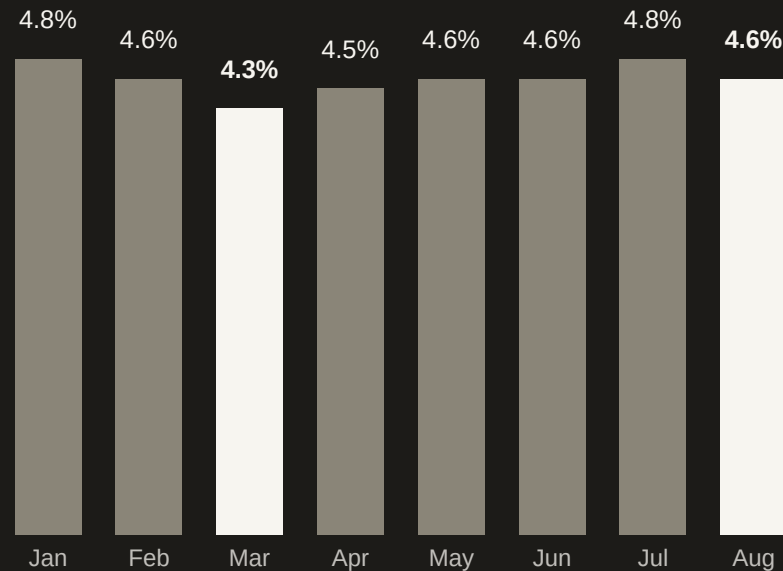
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
4.3%.

4.6%

in August 2026, the latest month released. A year earlier it was 4.2%.

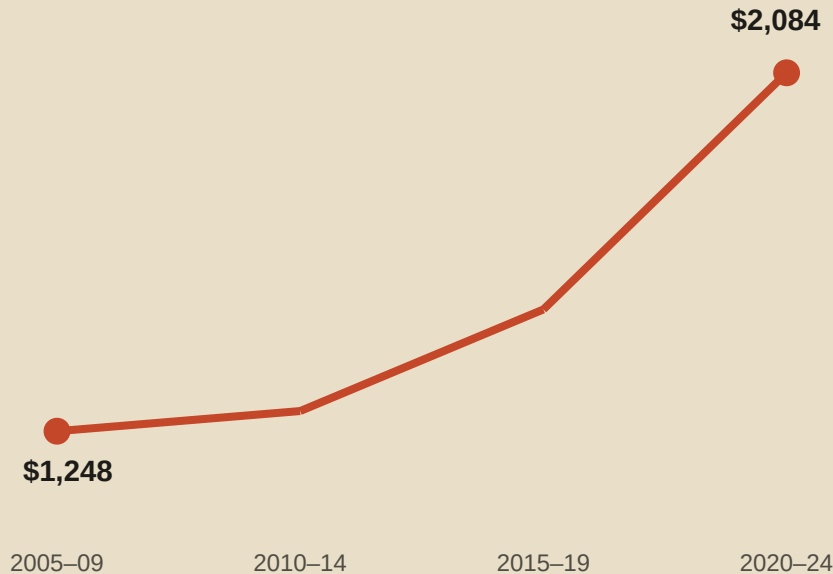


RENT

Median rent is up 67%
since the 2005–2009
survey, before inflation.

\$2,084

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

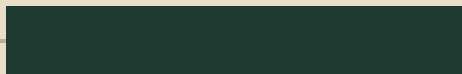
TRACT 602.12

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$947–\$1,420



\$2,084 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

1,257

homes permitted in ten years,
2016–2025

78%

of those were in multifamily
buildings

86%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–0.9% to the 47,770 homes here.

229–421

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



HOME VALUE

A median home costs 52%
more than Florida's.

\$545,400

median home value in Coral Springs.

Coral Springs



\$545,400

Florida



\$359,000

U.S.



\$332,700

THAT WAS CORAL SPRINGS'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/coral-springs/

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