Davenport, Florida.

Current market data.

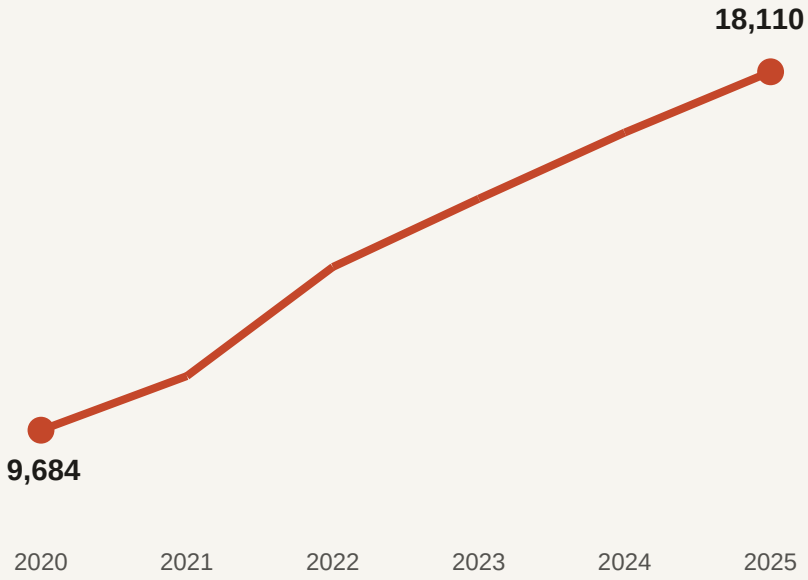
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 87.0% since 2020.

18,110

people, the 132nd-largest of Florida's cities and towns.



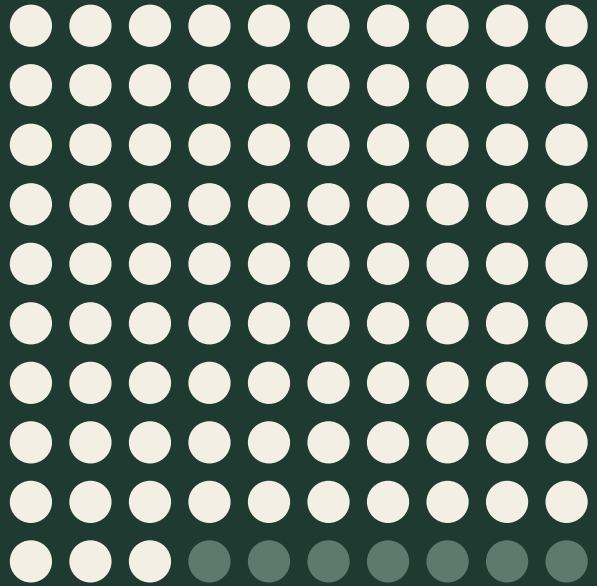
Source: Census Population Estimates, 2025

THE WORKDAY

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

93.4%

of 727 jobs located in Davenport are filled by in-commuters.



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

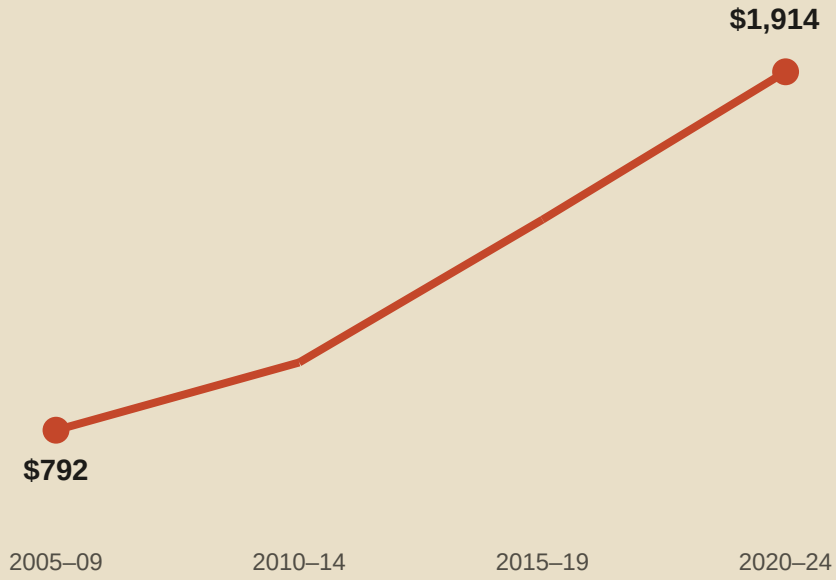
Source: Census LEHD LODES, 2023

RENT

Median rent is up 142% since the 2005–2009 survey, before inflation.

$1,914

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

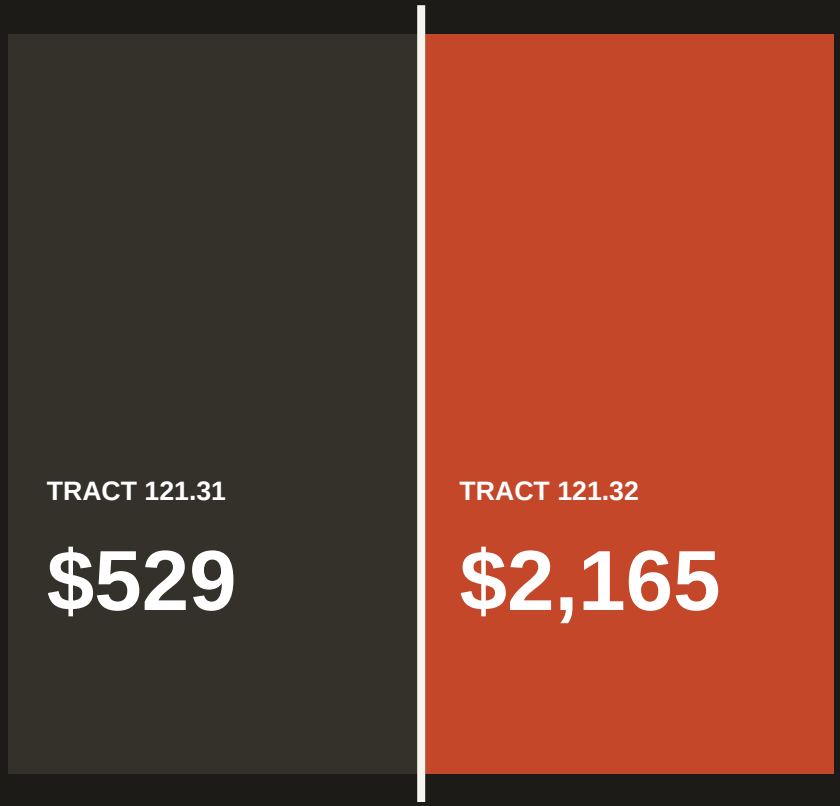


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

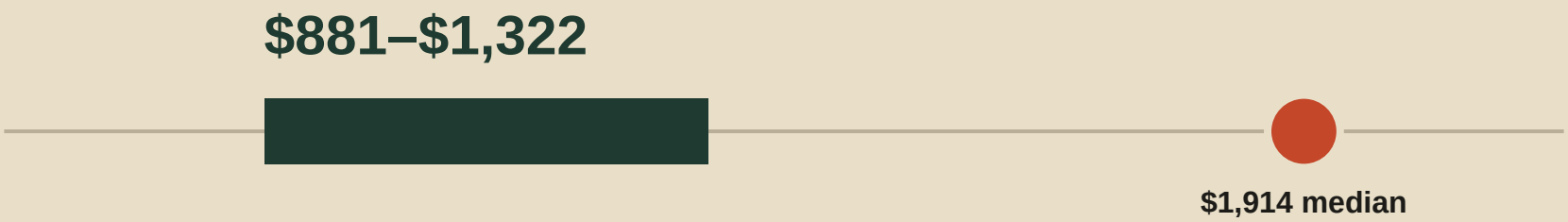
A $1,636 gap between neighbors, the sharpest rent edge between adjacent tracts in Polk County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

20% of the housing here was built before 2000.

5,319

homes permitted in ten years, 2016–2025

4%

of those were in multifamily buildings

20%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.2% to the 4,532 homes here.

7–9

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

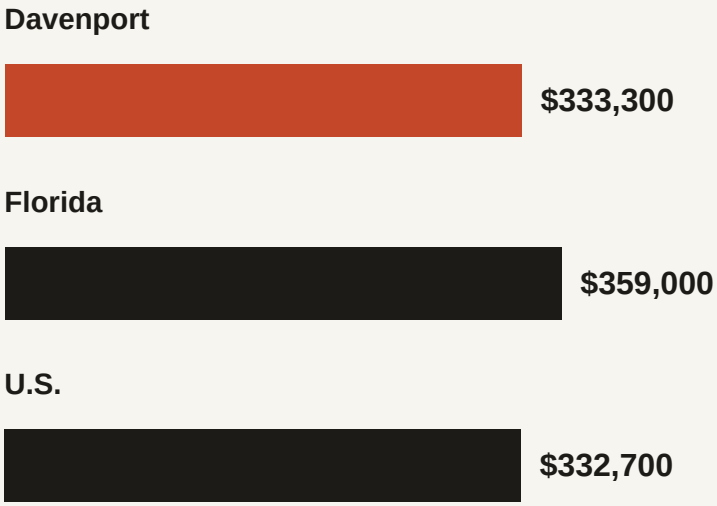
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 7% less than Florida's.

$333,300

median home value in Davenport.



Source: Census ACS 5-year, 2020-2024

THAT WAS DAVENPORT'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/davenport/**