



Daytona Beach Shores, Florida.

Current market data.

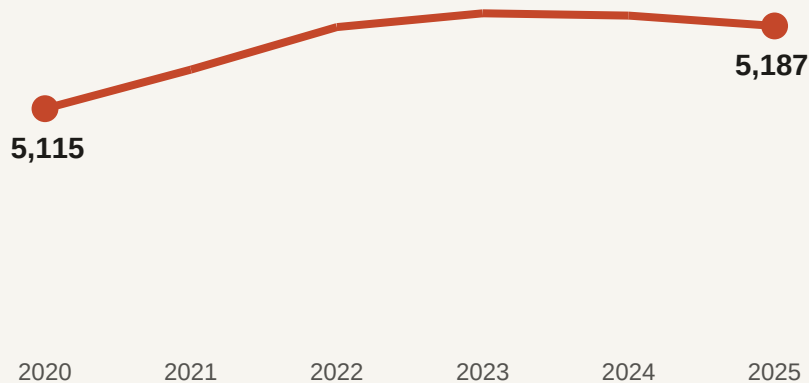
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.4% since 2020.

5,187

people, the 226th-largest of Florida's cities and towns.



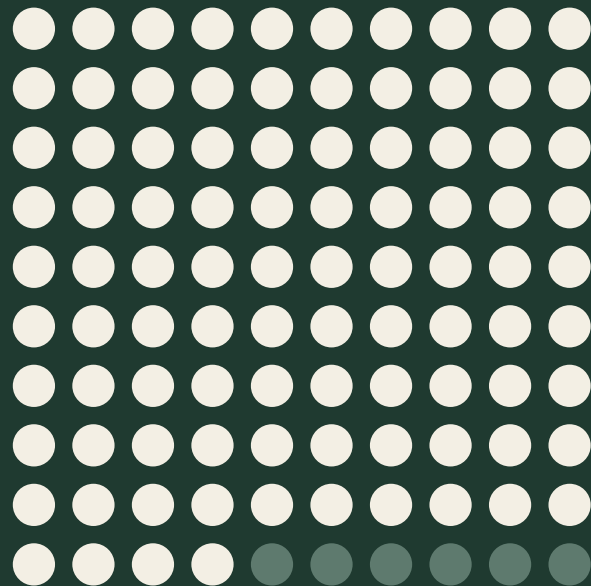
THE WORKDAY

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

94.2%

of 1,849 jobs located in Daytona Beach Shores are filled by in-commuters.

Source: Census LEHD LODES, 2023



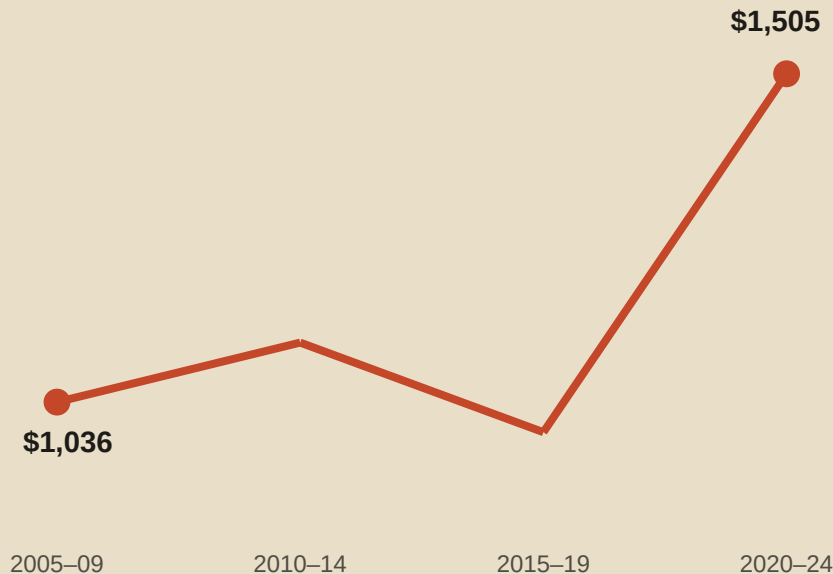
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 45%
since the 2005–2009
survey, before inflation.

\$1,505

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,001 gap between neighbors, the sharpest rent edge between adjacent tracts in Volusia County.

TRACT 901.01

\$1,209

TRACT 832.03

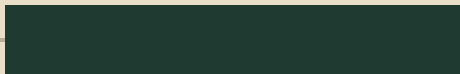
\$3,210



ROOM TO BUILD

The median rent is above what local wages can carry.

\$681–\$1,022



\$1,505 median

is the monthly rent range local workforce wages support.

BUILDING

73% of the housing here was built before 2000.

6

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

73%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–0.3% to the 6,337 homes here.

5–18

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



HOME VALUE

A median home costs 22% more than Florida's.

\$437,800

median home value in Daytona Beach Shores.

Daytona Beach Shores



\$437,800

Florida



\$359,000

U.S.



\$332,700

THAT WAS DAYTONA BEACH SHORES'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/daytona-beach-shores/

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