



Daytona Beach, Florida.

Current market data.

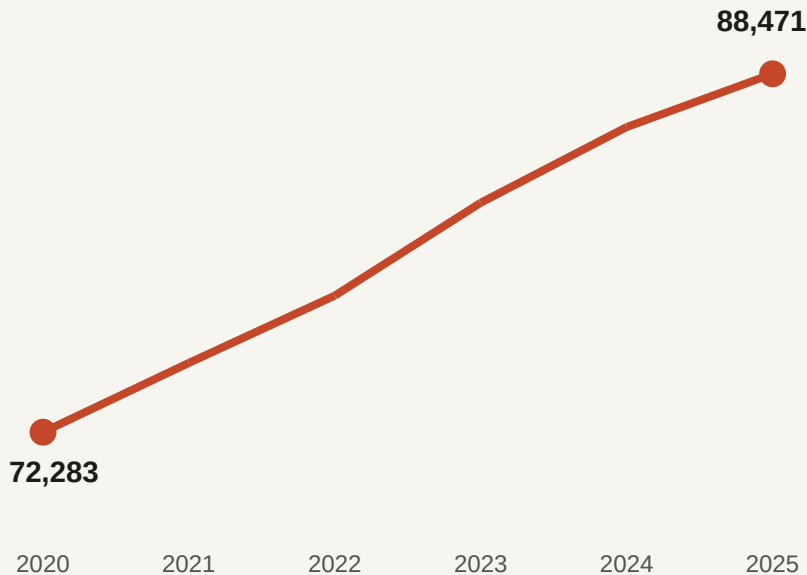
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 22.4% since 2020.

88,471

people, the 31st-largest of Florida's cities and towns.



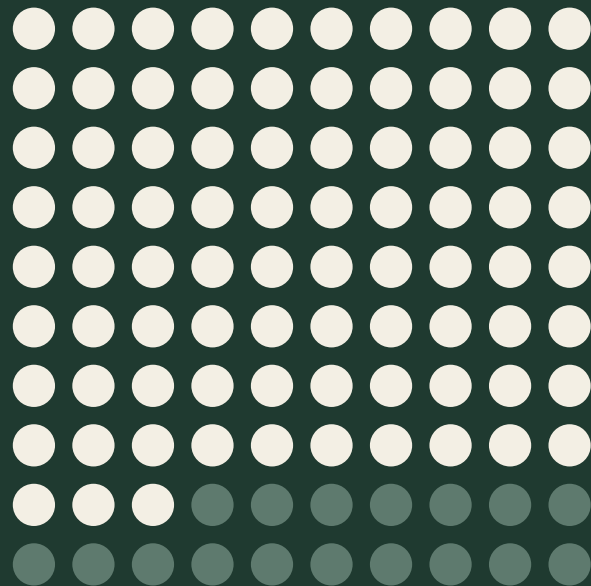
THE WORKDAY

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

83.2%

of 52,331 jobs located in Daytona Beach are filled by in-commuters.

Source: Census LEHD LODES, 2023



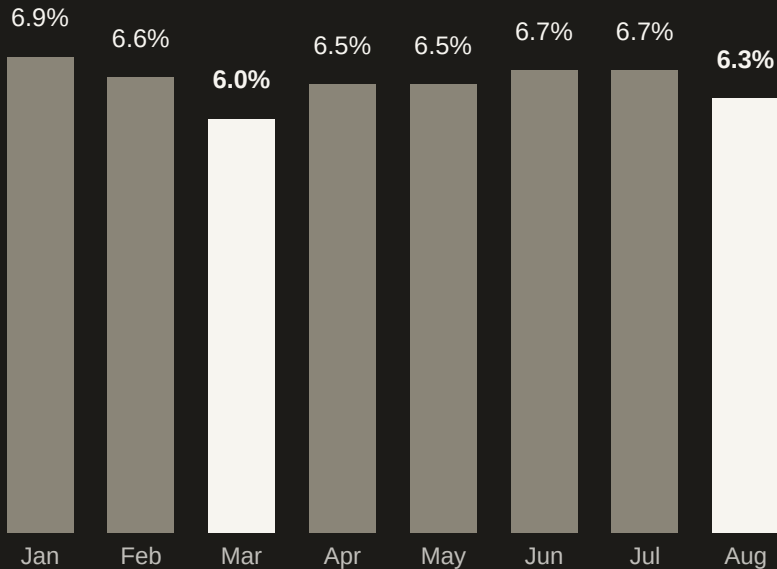
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
6.0%.

6.3%

in August 2026, the latest month released. A year earlier it was 5.8%.

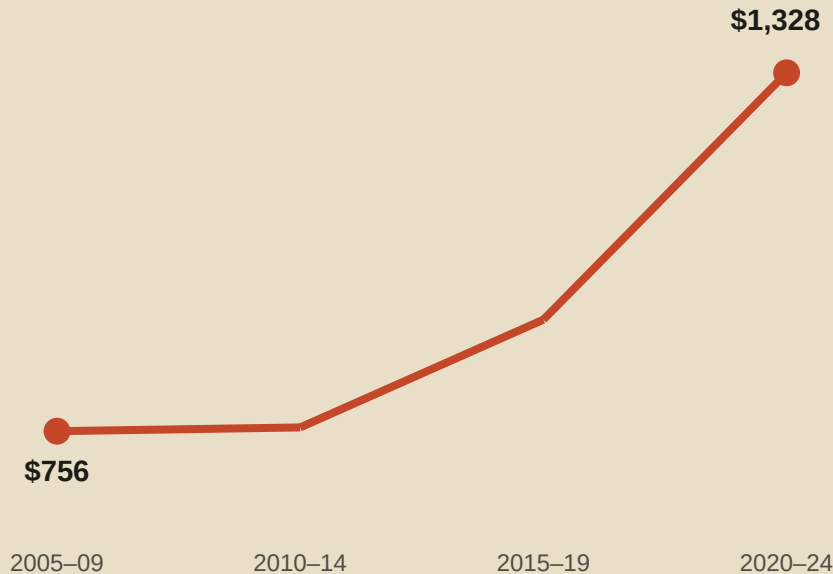


RENT

Median rent is up 76%
since the 2005–2009
survey, before inflation.

\$1,328

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

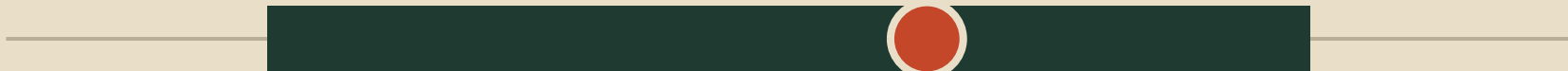
\$3,210



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,009–\$1,513



\$1,328 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

10,427

homes permitted in ten years,
2016–2025

41%

of those were in multifamily
buildings

76%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.2% to the 42,158 homes here.

193–523

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



HOME VALUE

A median home costs 20% less than Florida's.

\$287,700

median home value in Daytona Beach.

Daytona Beach



\$287,700

Florida



\$359,000

U.S.



\$332,700

THAT WAS DAYTONA 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/daytona-beach/

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