



DeBary, Florida.

Current market data.

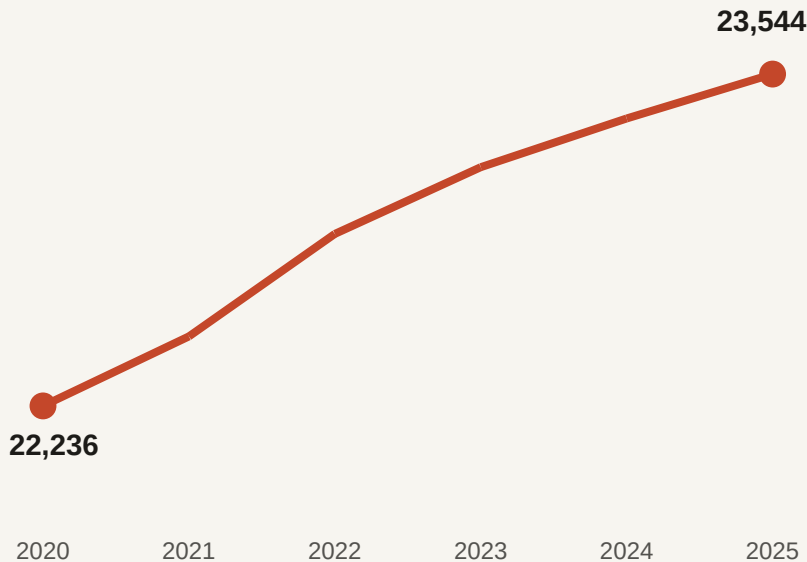
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.9% since 2020.

23,544

people, the 110th-largest of Florida's cities and towns.



THE WORKDAY

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

88.0%

of 4,200 jobs located in DeBary are filled by in-commuters.



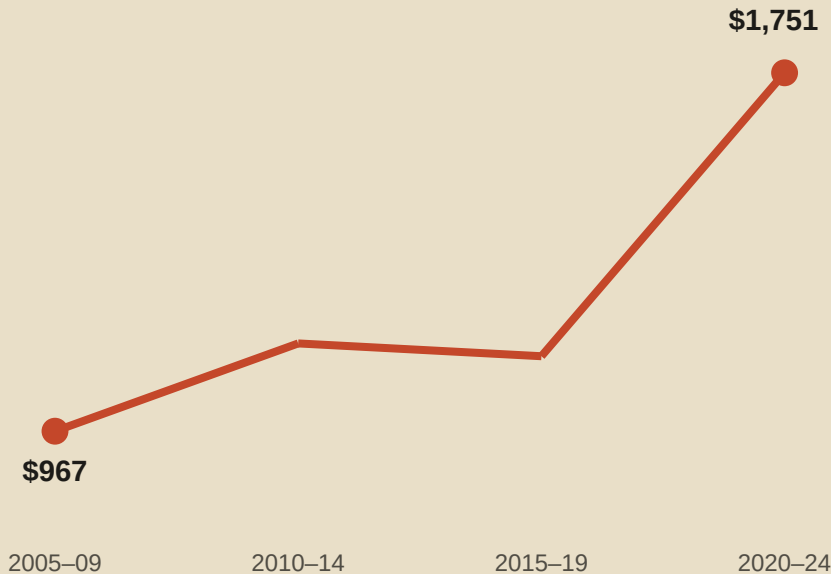
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

**Median rent is up 81%
since the 2005–2009
survey, before inflation.**

\$1,751

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

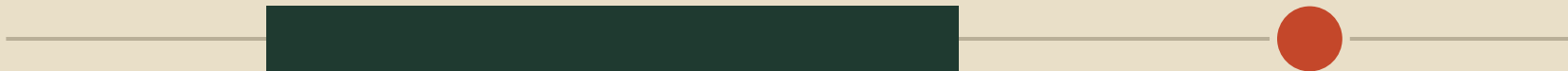
\$3,210



ROOM TO BUILD

The median rent is above what local wages can carry.

\$999–\$1,498



\$1,751 median

is the monthly rent range local workforce wages support.

BUILDING

67% of the housing here was built before 2000.

344

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

67%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.4% to the 9,960 homes here.

13–42

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



HOME VALUE

A median home costs 3% less than Florida's.

\$349,700

median home value in DeBary.

DeBary



Florida



U.S.



THAT WAS DEBARY'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/debary/

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