



Dunedin, Florida.

Current market data.

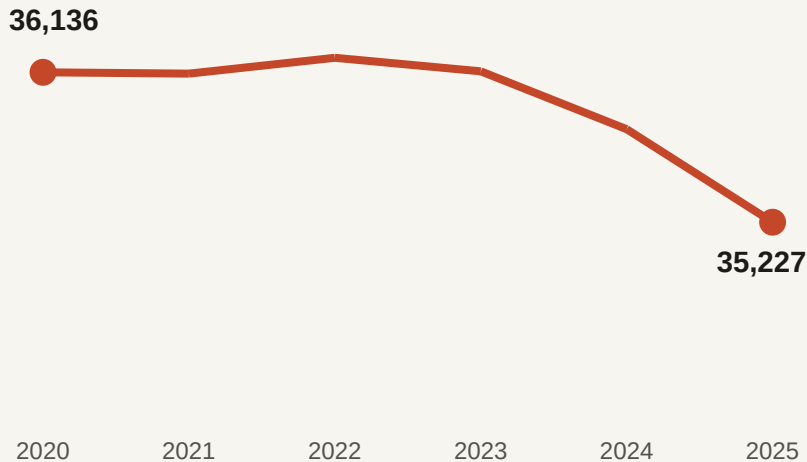
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.5% since 2020.

35,227

people, the 88th-largest of Florida's cities and towns.

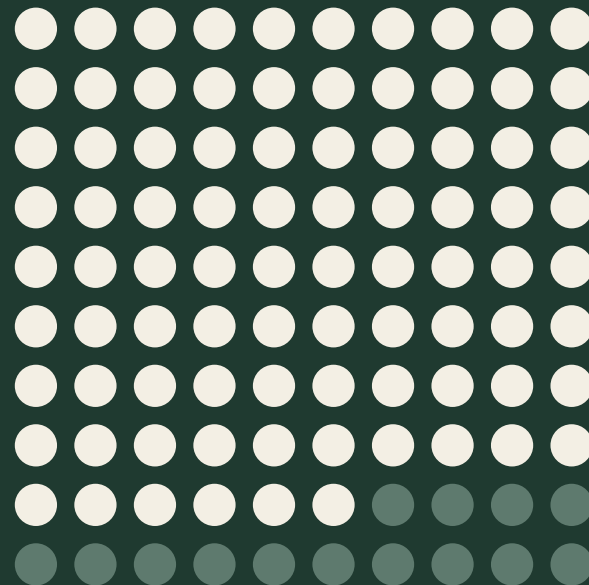


THE WORKDAY

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

86.3%

of 12,784 jobs located in Dunedin are filled by in-commuters.



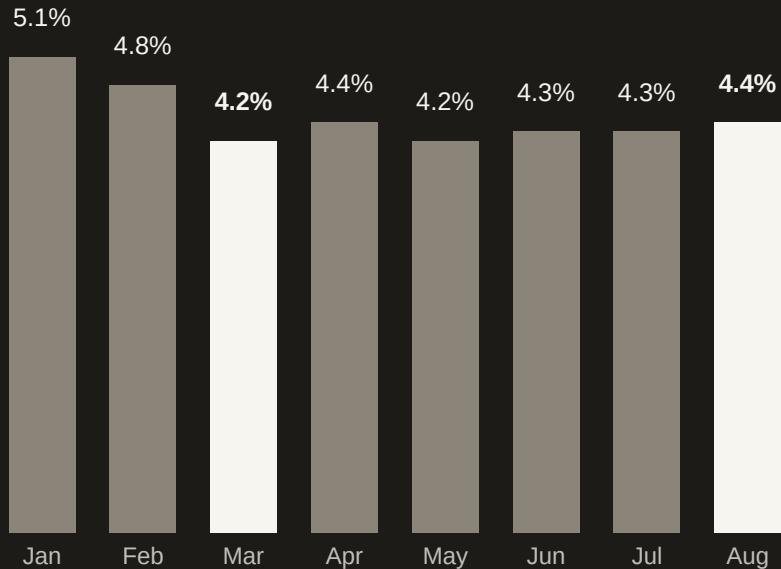
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
4.2%.

4.4%

in August 2026, the latest month released. A year earlier it was 4.0%.

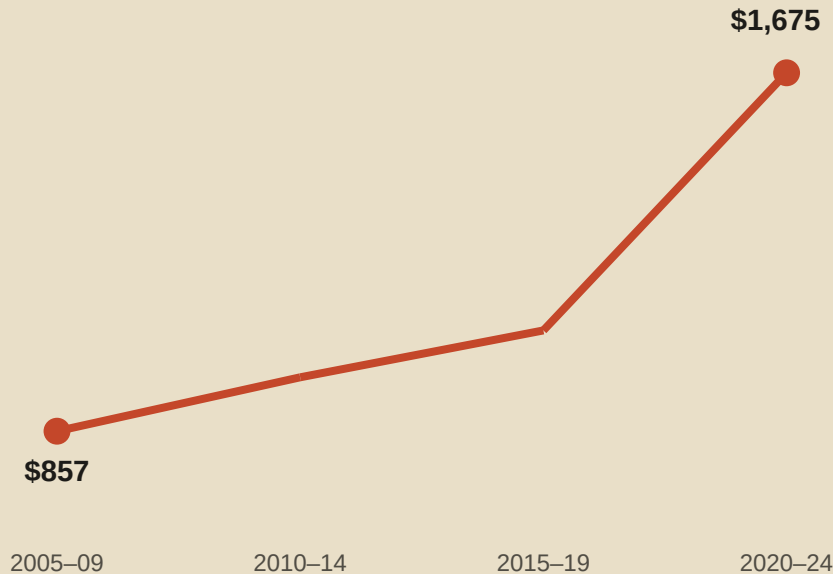


RENT

Median rent is up 95%
since the 2005–2009
survey, before inflation.

\$1,675

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,287 gap between neighbors, the sharpest rent edge between adjacent tracts in Pinellas County.

TRACT 250.16

\$1,214

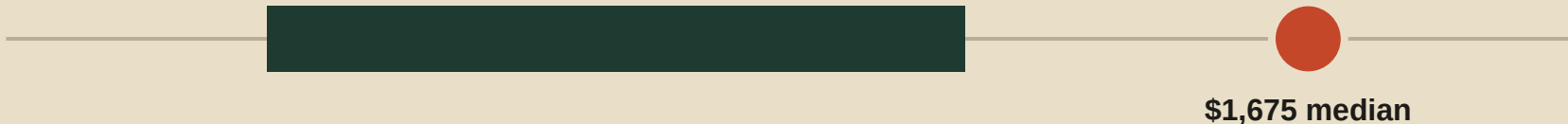
TRACT 250.07

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$959–\$1,439



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

398

homes permitted in ten years,
2016–2025

3%

of those were in multifamily
buildings

88%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.6% to the 21,305 homes here.

42–128

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



HOME VALUE

A median home costs 10%
more than Florida's.

\$396,000

median home value in Dunedin.

Dunedin



\$396,000

Florida



\$359,000

U.S.



\$332,700

THAT WAS DUNEDIN'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/dunedin/

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