



Edgewater, Florida.

Current market data.

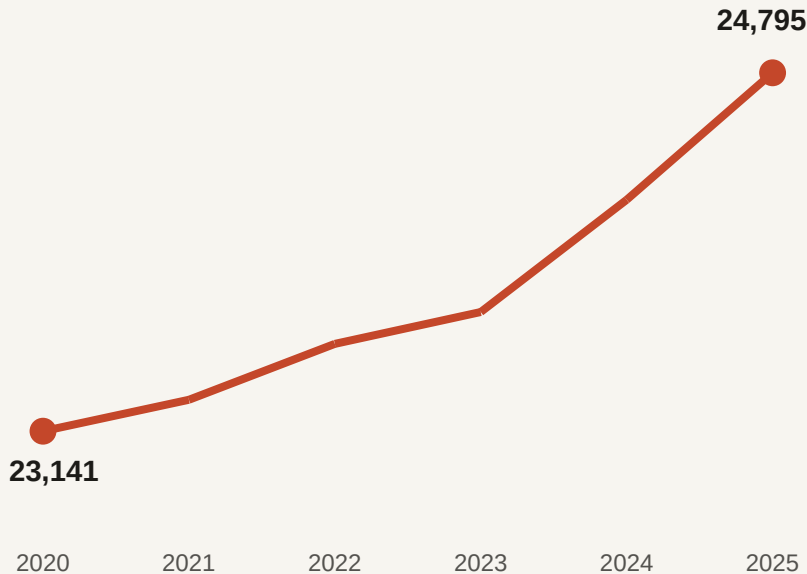
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 7.1% since 2020.

24,795

people, the 107th-largest of Florida's cities and towns.

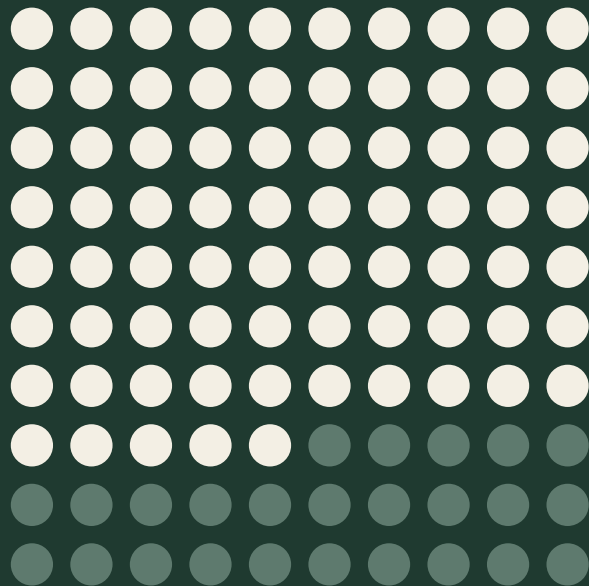


THE WORKDAY

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

75.3%

of 5,750 jobs located in Edgewater are filled by in-commuters.



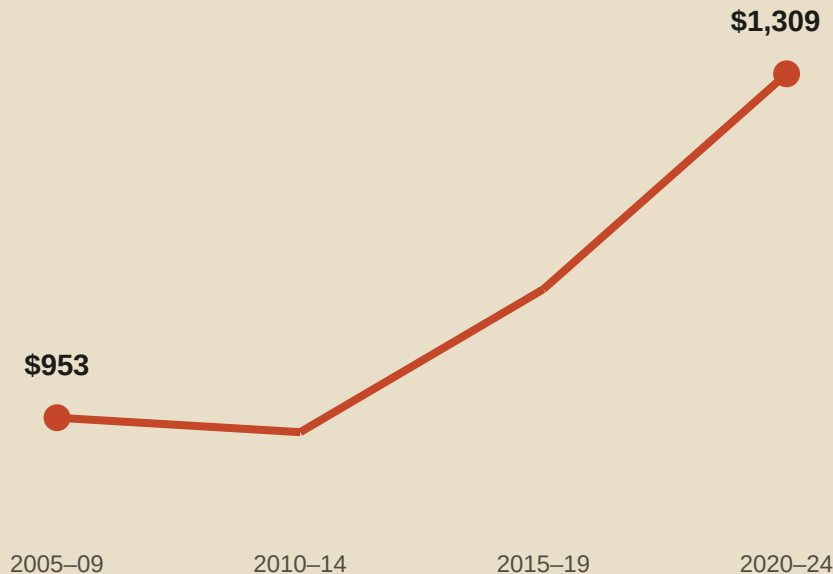
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 37%
since the 2005–2009
survey, before inflation.

\$1,309

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.

\$1,038–\$1,557



\$1,309 median

is the monthly rent range local workforce wages support.

BUILDING

74% of the housing here was built before 2000.

764

homes permitted, 2022–2025

6%

of those were in multifamily
buildings

74%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–0.5% to the 11,993 homes here.

10–58

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



HOME VALUE

A median home costs 29% less than Florida's.

\$256,200

median home value in Edgewater.

Edgewater



\$256,200

Florida



\$359,000

U.S.



\$332,700

THAT WAS EDGEWATER'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/edgewater/**](https://almanacdata.ai/e/fl/edgewater/)

The Almanac · your hyper-diligent research partner