



Green Cove Springs, Florida.

Current market data.

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

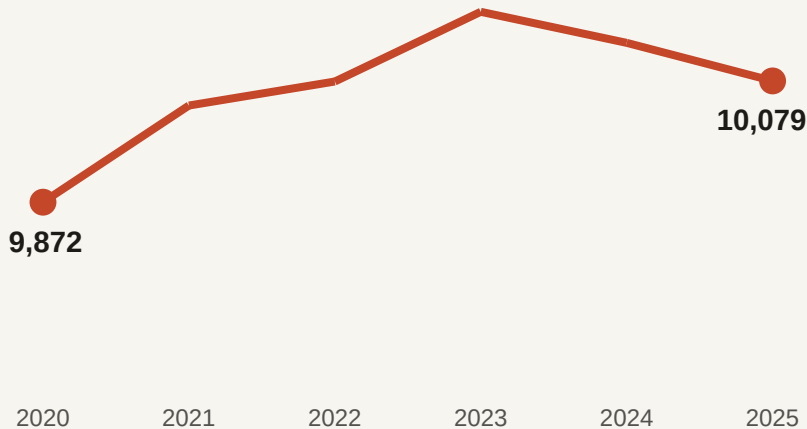


POPULATION

Growing. Up 2.1% since 2020.

10,079

people, the 175th-largest of Florida's cities and towns.

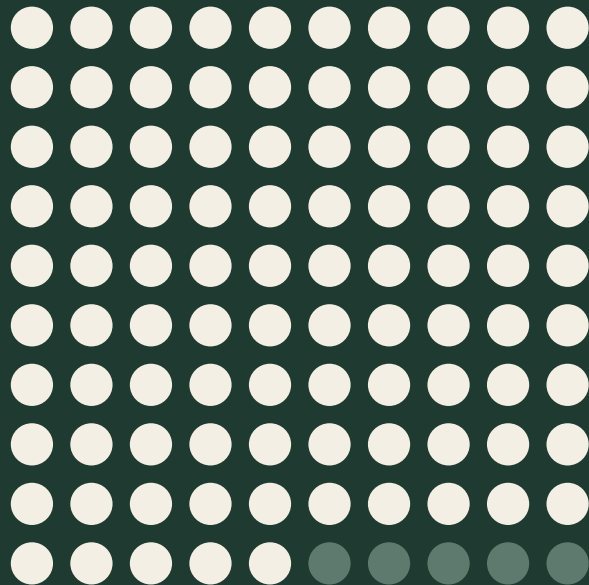


THE WORKDAY

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

94.6%

of 11,470 jobs located in Green Cove Springs are filled by in-commuters.



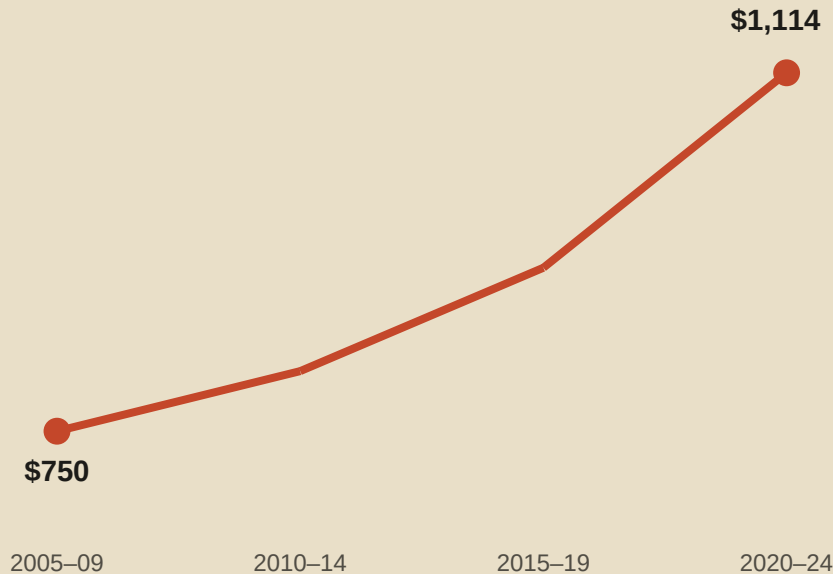
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 49%
since the 2005–2009
survey, before inflation.

\$1,114

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,484 gap between neighbors, the sharpest rent edge between adjacent tracts in Clay County.

TRACT 301.03

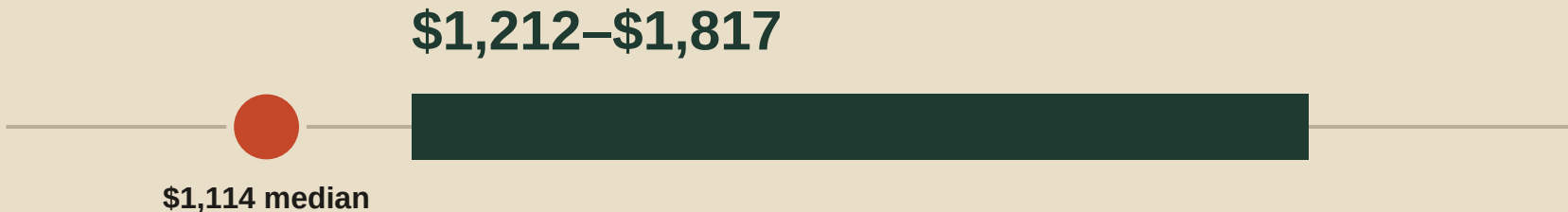
\$742

TRACT 302.04

\$2,226

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

52% of the housing here was built before 2000.

853

homes permitted in ten years,
2016–2025

3%

of those were in multifamily
buildings

52%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–3.0% to the 3,794 homes here.

15–115

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



HOME VALUE

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

\$371,000

median home value in Green Cove Springs.

Green Cove Springs



\$371,000

Florida



\$359,000

U.S.



\$332,700

THAT WAS GREEN COVE SPRINGS'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/green-cove-springs/

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