



High Springs, Florida.

Current market data.

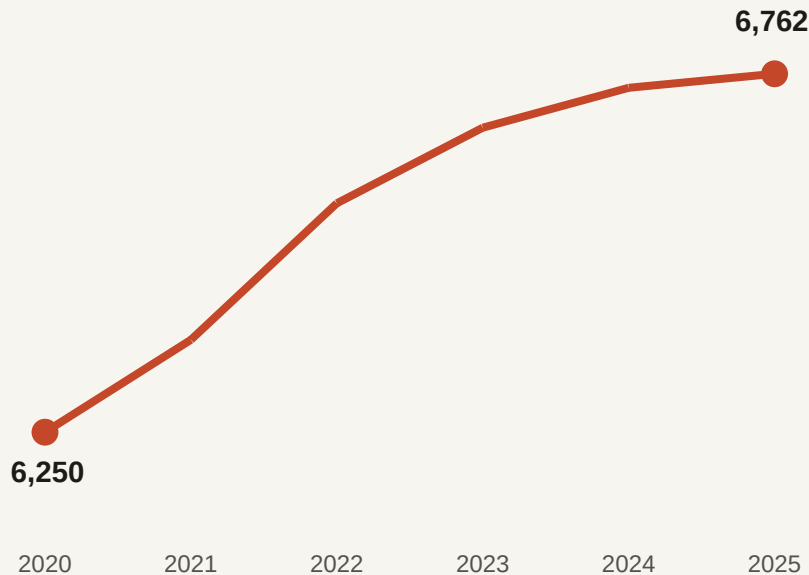
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 8.2% since 2020.

6,762

people, the 207th-largest of Florida's cities and towns.



THE WORKDAY

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

93.5%

of 2,186 jobs located in High Springs are filled by
in-commuters.



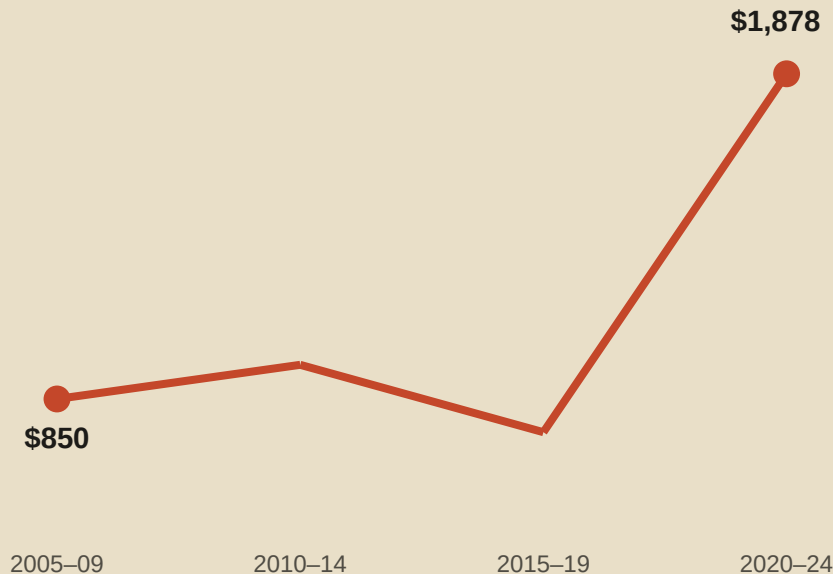
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 121%
since the 2005–2009
survey, before inflation.

\$1,878

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,627 gap between neighbors, the sharpest rent edge between adjacent tracts in Alachua County.

TRACT 21.01

\$1,061

TRACT 1108

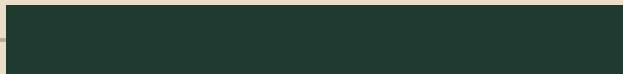
\$2,688



ROOM TO BUILD

The median rent is above what local wages can carry.

\$994–\$1,491



\$1,878 median

is the monthly rent range local workforce wages support.

BUILDING

43% of the housing here was built before 2000.

204

homes permitted, 2022–2025

3%

of those were in multifamily
buildings

43%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–0.9% to the 2,415 homes here.

4–22

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



HOME VALUE

A median home costs **11%**
less than Florida's.

\$320,700

median home value in High Springs.

High Springs



\$320,700

Florida



\$359,000

U.S.



\$332,700

THAT WAS HIGH 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/high-springs/

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