



Hilliard, Florida.

Current market data.

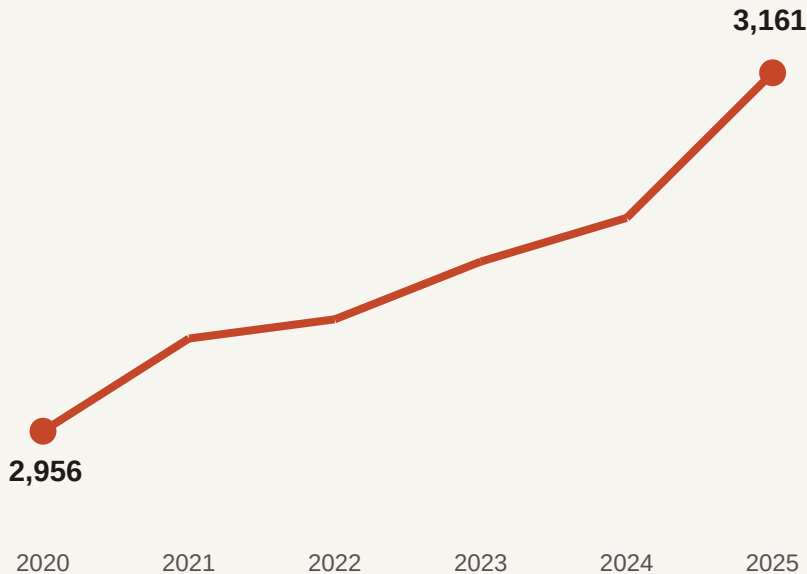
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 6.9% since
2020.**

3,161

people, the 259th-largest of Florida's cities and towns.

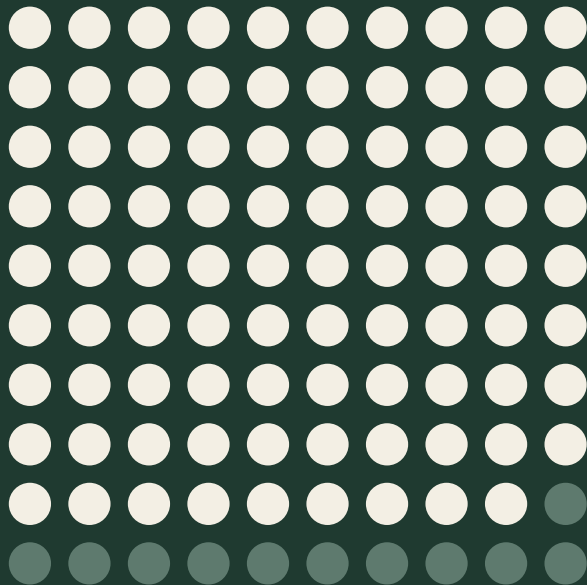


THE WORKDAY

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

88.7%

of 746 jobs located in Hilliard are filled by in-commuters.



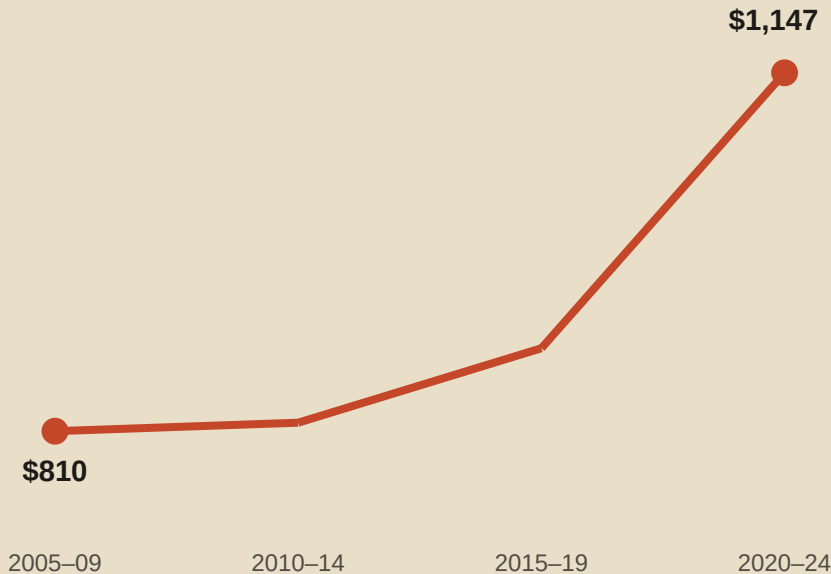
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 42%
since the 2005–2009
survey, before inflation.

\$1,147

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,319 gap between neighbors, the sharpest rent edge between adjacent tracts in Nassau County.

TRACT 503.08

\$1,182

TRACT 502.01

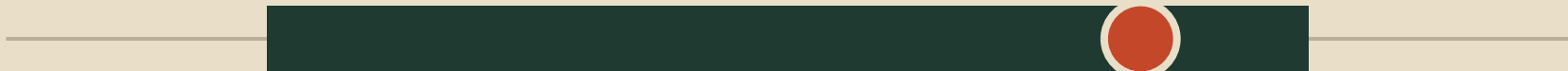
\$3,501



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$808–\$1,212



\$1,147 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

172

homes permitted in ten years,
2016–2025

18%

of those were in multifamily
buildings

78%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.6% to the 1,164 homes here.

3–7

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



HOME VALUE

A median home costs 33% less than Florida's.

\$239,500

median home value in Hilliard.

Hilliard



\$239,500

Florida



\$359,000

U.S.



\$332,700

THAT WAS HILLIARD'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/hilliard/

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