



Jacksonville Beach, Florida.

Current market data.

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

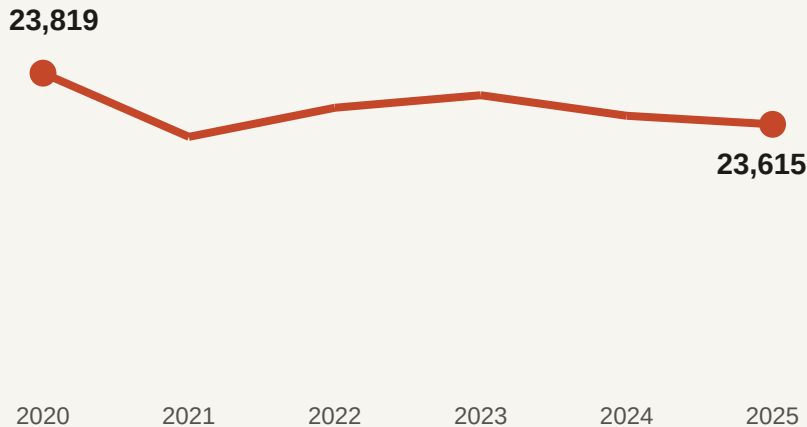


POPULATION

Down 0.9% since 2020.

23,615

people, the 109th-largest of Florida's cities and towns.

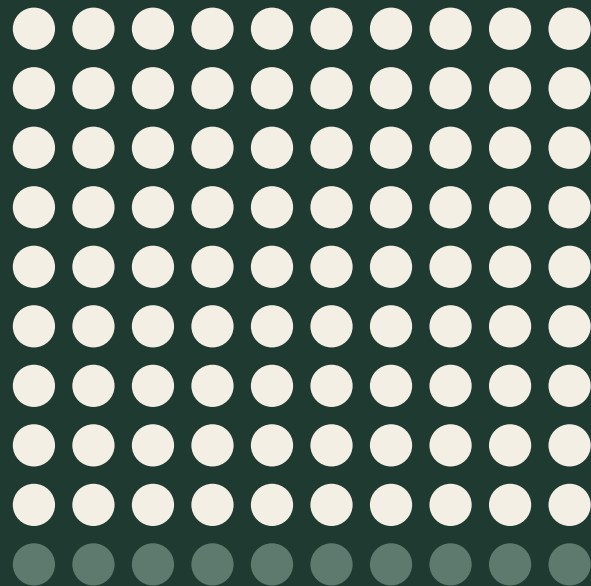


THE WORKDAY

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

90.4%

of 16,764 jobs located in Jacksonville Beach are filled by in-commuters.



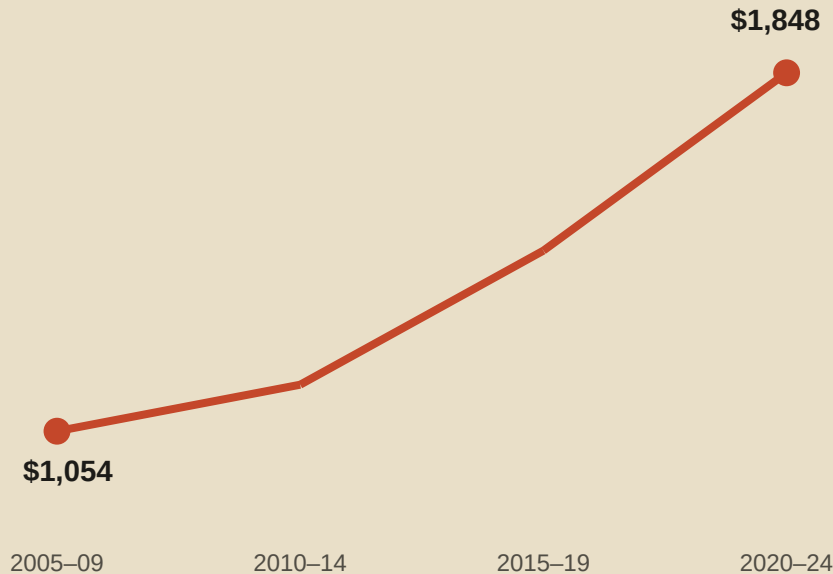
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

**Median rent is up 75%
since the 2005–2009
survey, before inflation.**

\$1,848

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,925 gap between neighbors, the sharpest rent edge between adjacent tracts in Duval County.

TRACT 168.10

\$975

TRACT 168.09

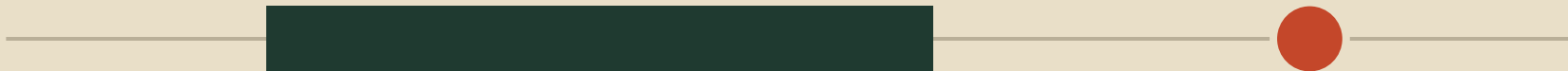
\$2,900



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,036–\$1,555



\$1,848 median

is the monthly rent range local workforce wages support.

BUILDING

73% of the housing here was built before 2000.

848

homes permitted in ten years,
2016–2025

4%

of those were in multifamily
buildings

73%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.3% to the 13,008 homes here.

31–168

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



HOME VALUE

A median home costs 60% more than Florida's.

\$575,800

median home value in Jacksonville Beach.

Jacksonville Beach



\$575,800

Florida



\$359,000

U.S.



\$332,700

THAT WAS JACKSONVILLE BEACH'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/jacksonville-beach/

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