



Live Oak, Florida.

Current market data.

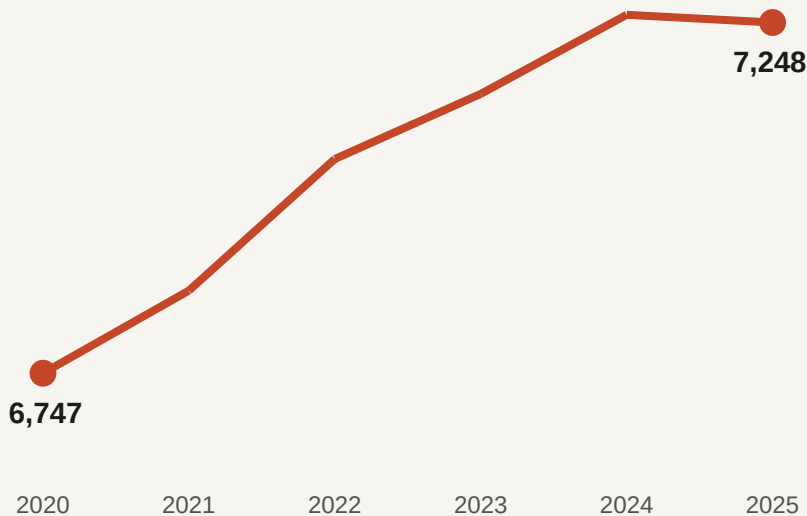
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 7.4% since 2020.

7,248

people, the 200th-largest of Florida's cities and towns.



THE WORKDAY

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

88.3%

of 5,278 jobs located in Live Oak are filled by in-commuters.



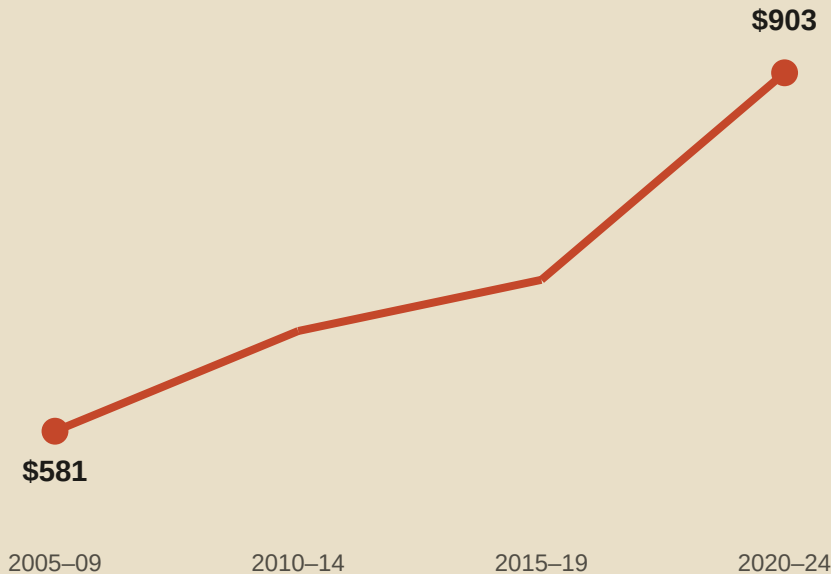
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 55%
since the 2005–2009
survey, before inflation.

\$903

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



THE SEAM

Cross one tract line and median rent jumps \$379.

A \$379 gap between neighbors, the sharpest rent edge between adjacent tracts in Suwannee County.

TRACT 9703.04

\$674

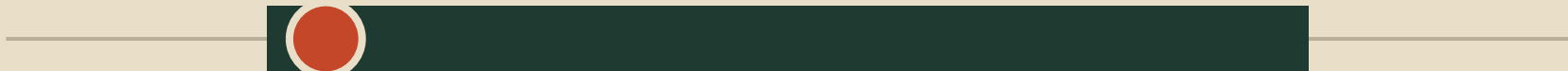
TRACT 9702

\$1,053

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$878–\$1,317



\$903 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

84

homes permitted, 2022–2025

74%

of those were in multifamily
buildings

86%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1–2% to the 2,810 homes here.

16–53

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



HOME VALUE

A median home costs 55% less than Florida's.

\$160,300

median home value in Live Oak.

Live Oak



\$160,300

Florida



\$359,000

U.S.



\$332,700

THAT WAS LIVE OAK'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/live-oak/

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