



Marathon, Florida.

Current market data.

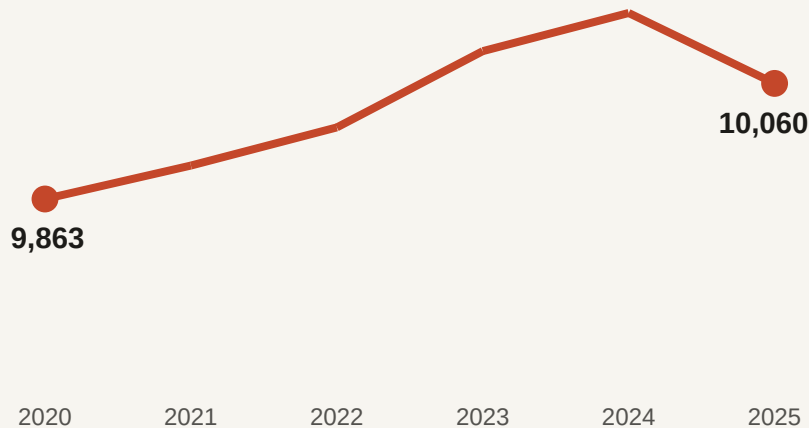
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.0% since 2020.

10,060

people, the 176th-largest of Florida's cities and towns.

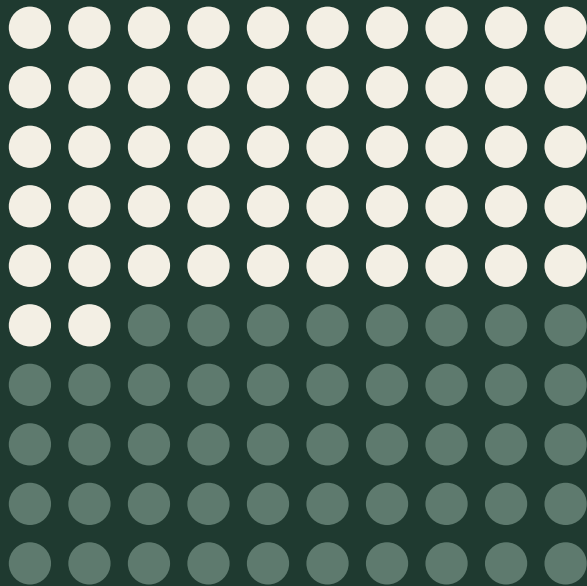


THE WORKDAY

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

51.7%

of 3,834 jobs located in Marathon are filled by in-commuters.



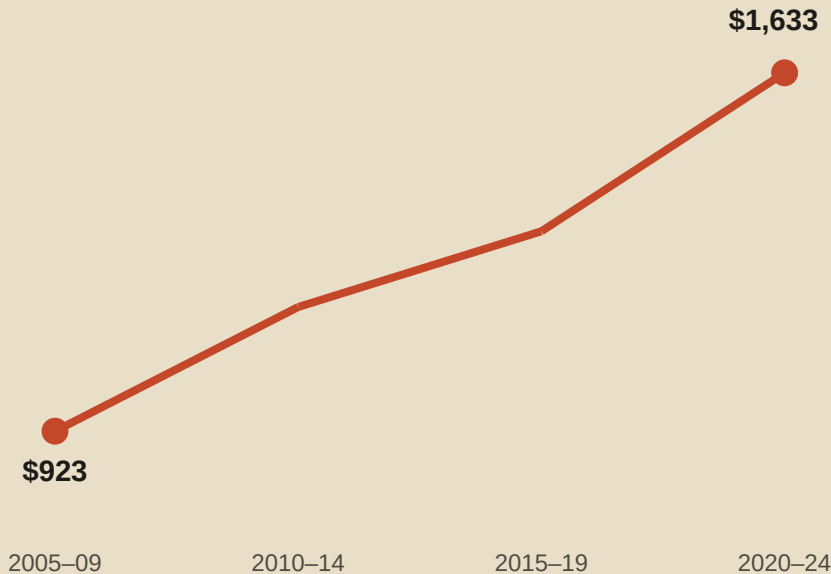
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 77%
since the 2005–2009
survey, before inflation.

\$1,633

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





THE SEAM

Cross one tract line and median rent jumps \$866.

A \$866 gap between neighbors, the sharpest rent edge between adjacent tracts in Monroe County.

TRACT 9724

\$1,714

TRACT 9725

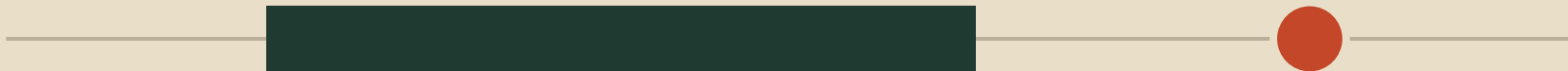
\$2,580



ROOM TO BUILD

The median rent is above what local wages can carry.

\$942–\$1,412



\$1,633 median

is the monthly rent range local workforce wages support.

BUILDING

75% of the housing here was built before 2000.

1,250

homes permitted in ten years,
2016–2025

44%

of those were in multifamily
buildings

75%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.6% to the 6,492 homes here.

17–38

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



HOME VALUE

A median home costs
102% more than Florida's.

\$725,800

median home value in Marathon.

Marathon



\$725,800

Florida



\$359,000

U.S.



\$332,700

THAT WAS MARATHON'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/marathon/

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