



Mexico Beach, Florida.

Current market data.

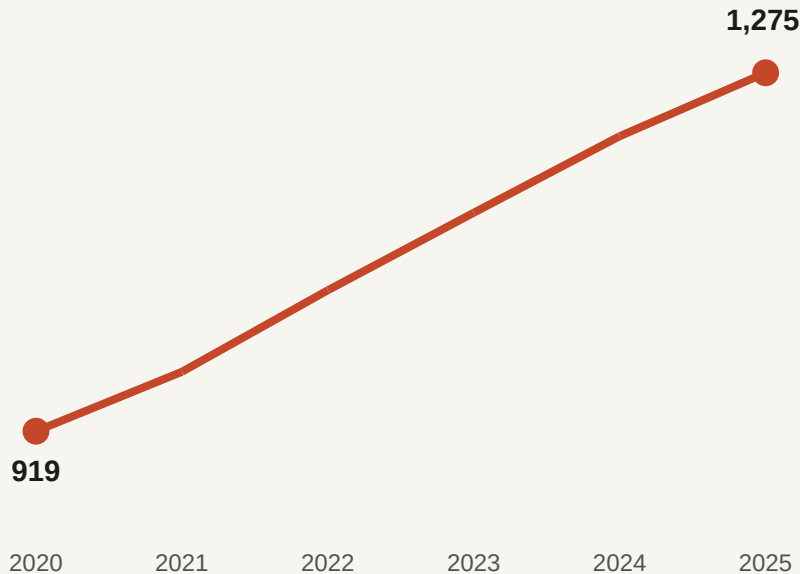
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 38.7% since 2020.

1,275

people, the 325th-largest of Florida's cities and towns.

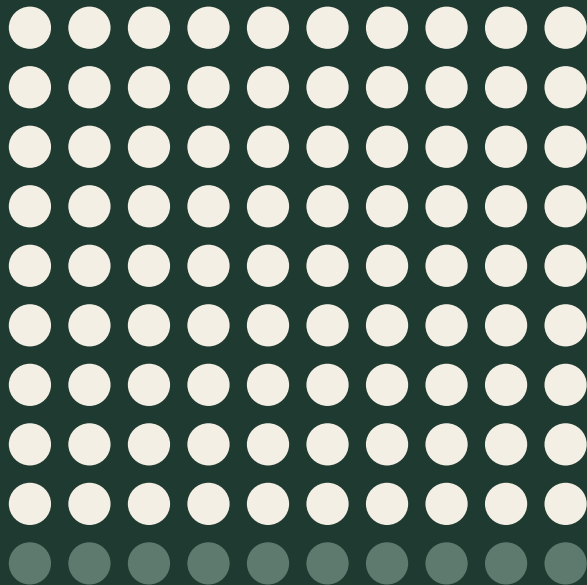


THE WORKDAY

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

90.0%

of 331 jobs located in Mexico Beach are filled by in-commuters.



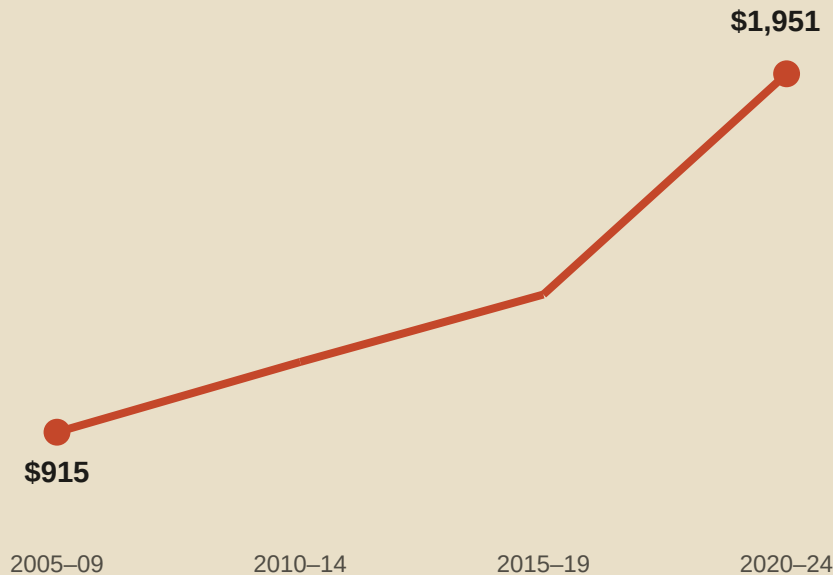
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 113%
since the 2005–2009
survey, before inflation.

\$1,951

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,647 gap between neighbors, the sharpest rent edge between adjacent tracts in Bay County.

TRACT 20

\$775

TRACT 7

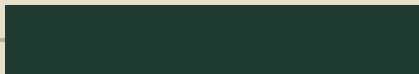
\$2,422



ROOM TO BUILD

The median rent is above what local wages can carry.

\$839–\$1,258



\$1,951 median

is the monthly rent range local workforce wages support.

BUILDING

36% of the housing here was built before 2000.

272

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

36%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.2% to the 1,320 homes here.

1–3

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



HOME VALUE

A median home costs 30% more than Florida's.

\$466,300

median home value in Mexico Beach.

Mexico Beach



\$466,300

Florida



\$359,000

U.S.



\$332,700

THAT WAS MEXICO 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/mexico-beach/

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