



Neptune Beach, Florida.

Current market data.

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

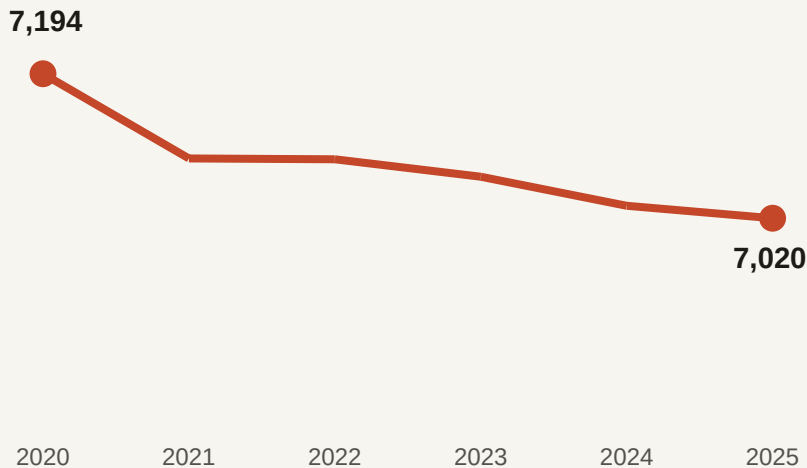


POPULATION

Down 2.4% since 2020.

7,020

people, the 203rd-largest of Florida's cities and towns.



THE WORKDAY

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

90.5%

of 2,523 jobs located in Neptune Beach are filled by
in-commuters.



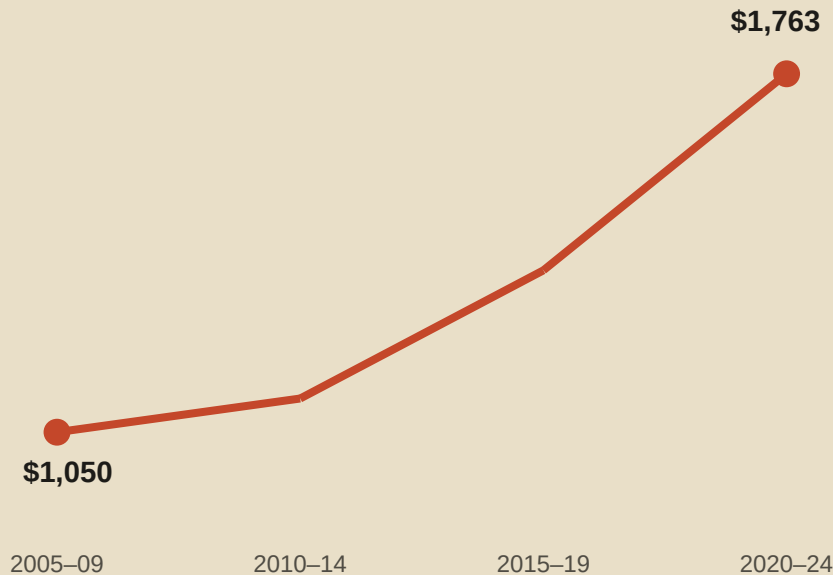
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

**Median rent is up 68%
since the 2005–2009
survey, before inflation.**

\$1,763

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

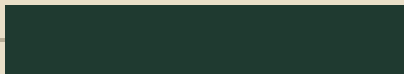
\$2,900



ROOM TO BUILD

The median rent is above what local wages can carry.

\$741–\$1,112



\$1,763 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

108

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

94%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.7% to the 3,709 homes here.

8–25

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



HOME VALUE

A median home costs 87%
more than Florida's.

\$670,900

median home value in Neptune Beach.

Neptune Beach



\$670,900

Florida



\$359,000

U.S.



\$332,700

THAT WAS NEPTUNE 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/neptune-beach/

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