



Newberry, Florida.

Current market data.

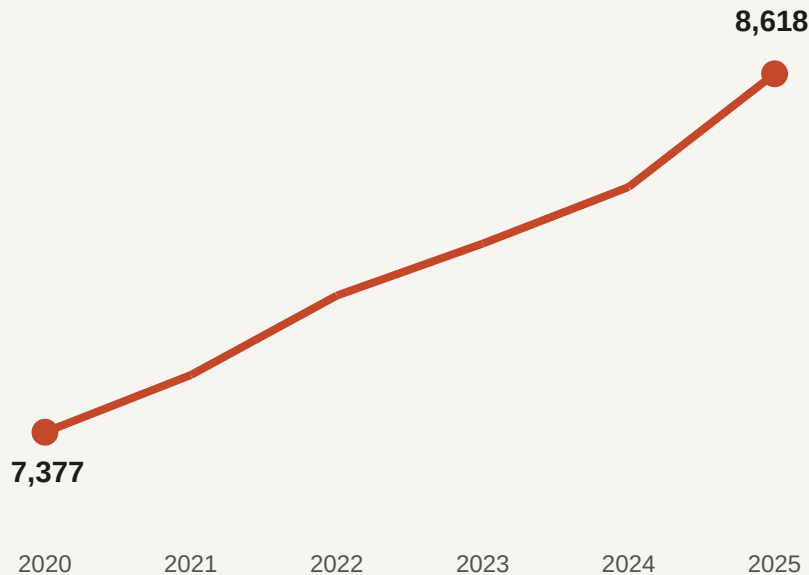
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 16.8% since 2020.

8,618

people, the 184th-largest of Florida's cities and towns.



THE WORKDAY

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

94.5%

of 4,427 jobs located in Newberry are filled by in-commuters.



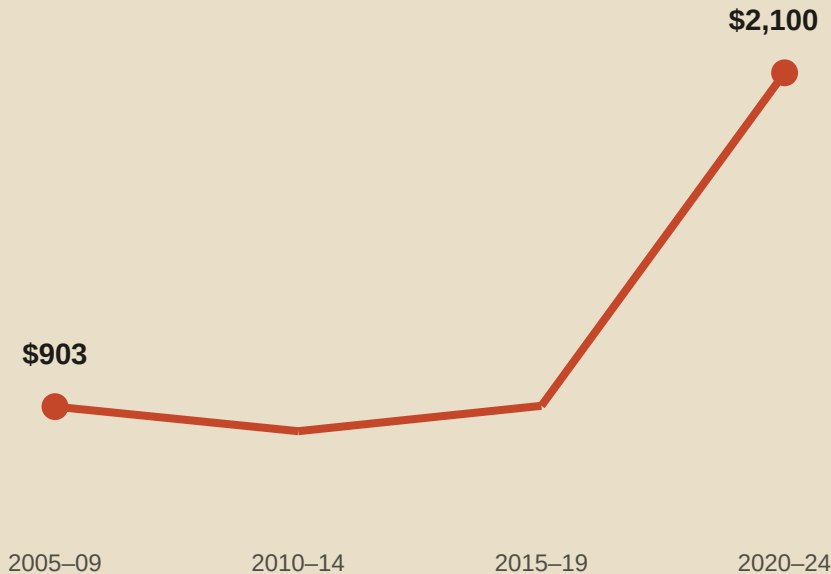
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 133%
since the 2005–2009
survey, before inflation.

\$2,100

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,627 gap between neighbors, the sharpest rent edge between adjacent tracts in Alachua County.

TRACT 21.01

\$1,061

TRACT 1108

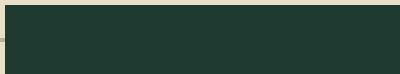
\$2,688



ROOM TO BUILD

The median rent is above what local wages can carry.

\$879–\$1,318



\$2,100 median

is the monthly rent range local workforce wages support.

BUILDING

40% of the housing here was built before 2000.

570

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

40%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–1.4% to the 3,200 homes here.

2–44

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



HOME VALUE

A median home costs 20% less than Florida's.

\$288,100

median home value in Newberry.

Newberry



\$288,100

Florida



\$359,000

U.S.



\$332,700

THAT WAS NEWBERRY'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/newberry/

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