



North Port, Florida.

Current market data.

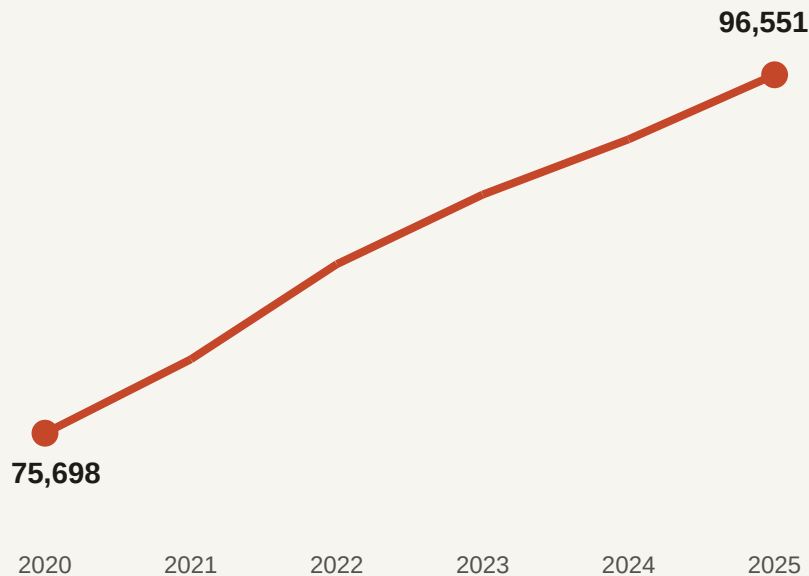
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 27.5% since 2020.

96,551

people, the 29th-largest of Florida's cities and towns.

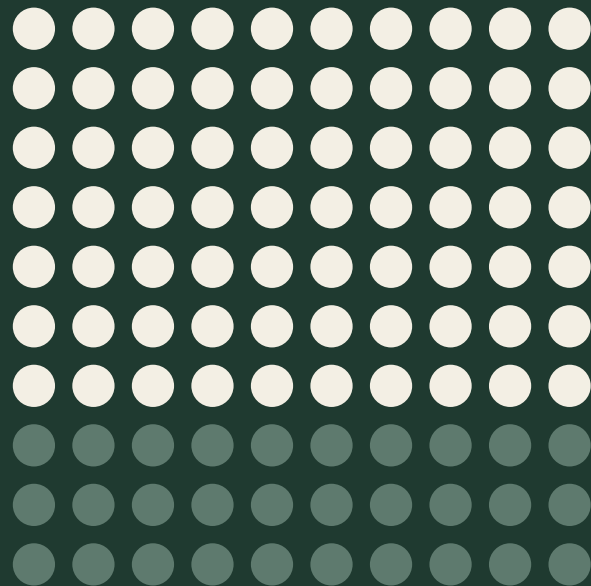


THE WORKDAY

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

70.1%

of 11,541 jobs located in North Port are filled by in-commuters.



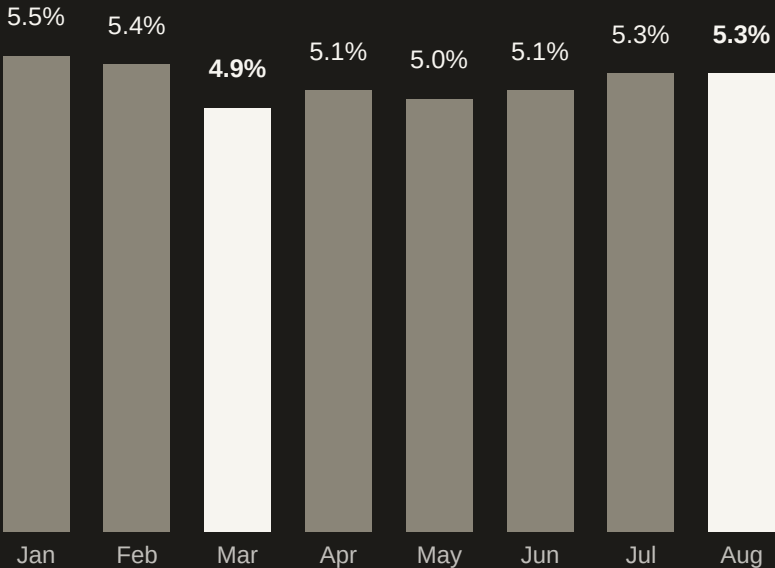
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
4.9%.

5.3%

in August 2026, the latest month released. A year earlier it was 4.7%.



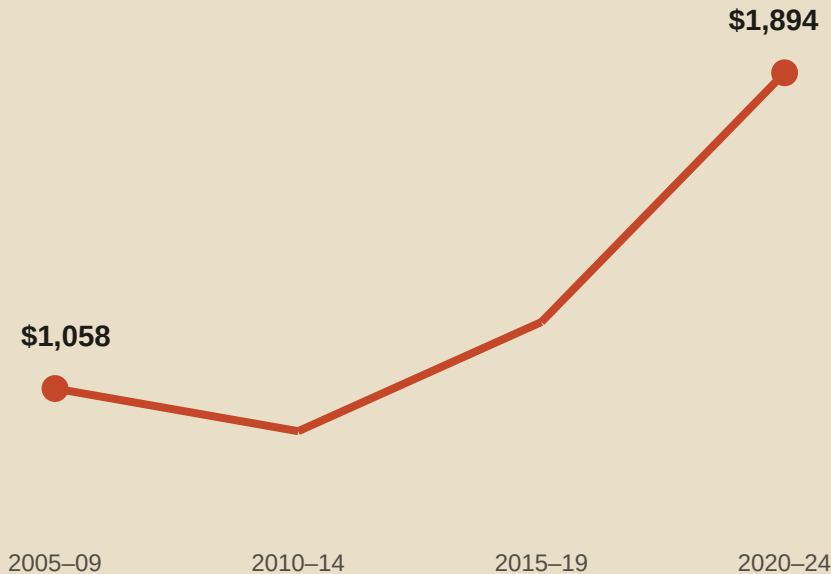
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 79%
since the 2005–2009
survey, before inflation.

\$1,894

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,360 gap between neighbors, the sharpest rent edge between adjacent tracts in Sarasota County.

TRACT 27.39

\$1,141

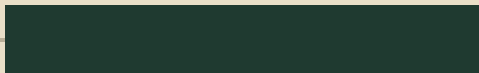
TRACT 27.23

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$877–\$1,316



\$1,894 median

is the monthly rent range local workforce wages support.

BUILDING

30% of the housing here was built before 2000.

18,456

homes permitted in ten years,
2016–2025

12%

of those were in multifamily
buildings

30%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.3% to the 38,930 homes here.

77–115

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



HOME VALUE

A median home costs 1% more than Florida's.

\$362,500

median home value in North Port.

North Port



\$362,500

Florida



\$359,000

U.S.



\$332,700



THAT WAS NORTH PORT'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/north-port/

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