



# Sebastian, Florida.

Current market data.

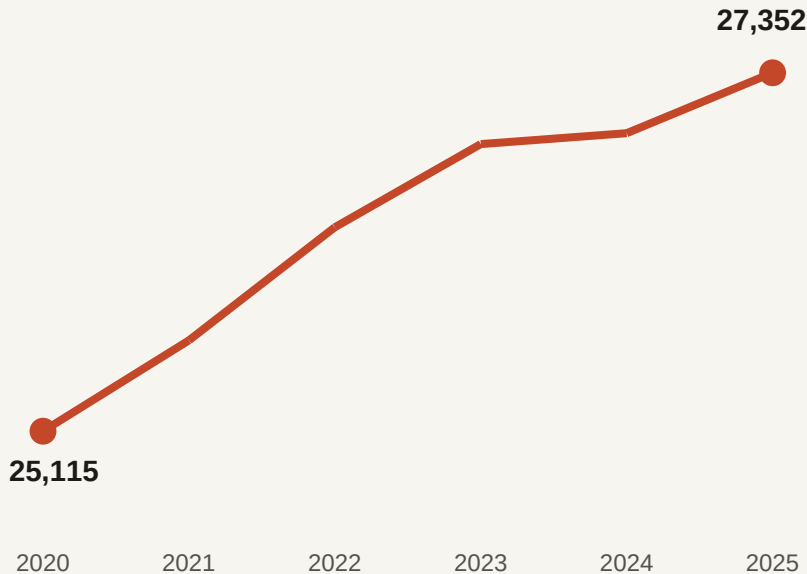
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 8.9% since 2020.

27,352

people, the 100th-largest of Florida's cities and towns.

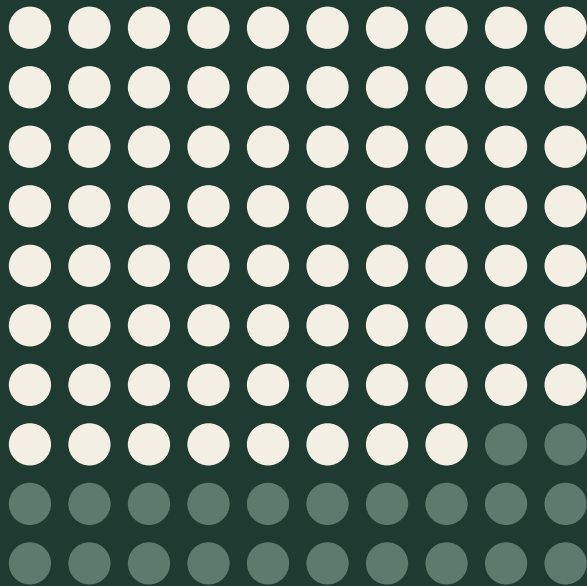


THE WORKDAY

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

77.8%

of 4,605 jobs located in Sebastian are filled by in-commuters.



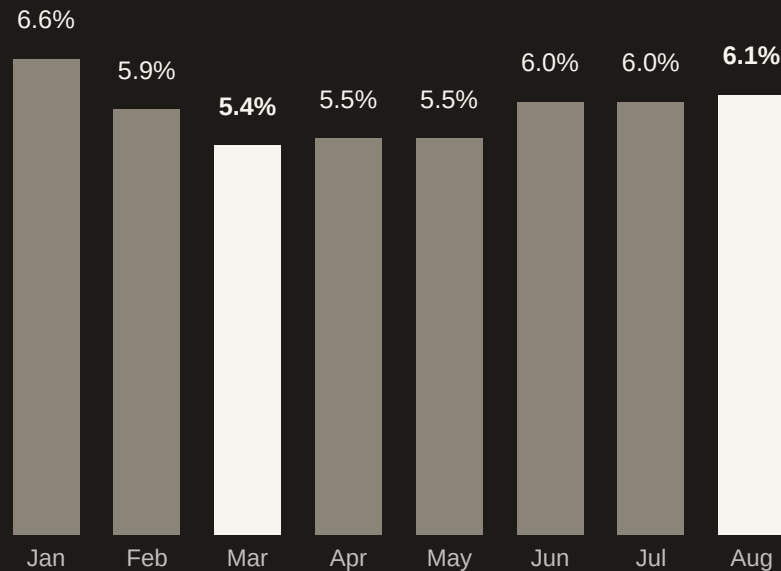
Each dot is 1% of jobs. Filled: held by in-commuters.

## UNEMPLOYMENT, 2026

The low came in March:  
5.4%.

6.1%

in August 2026, the latest month released. A year earlier it was 5.4%.

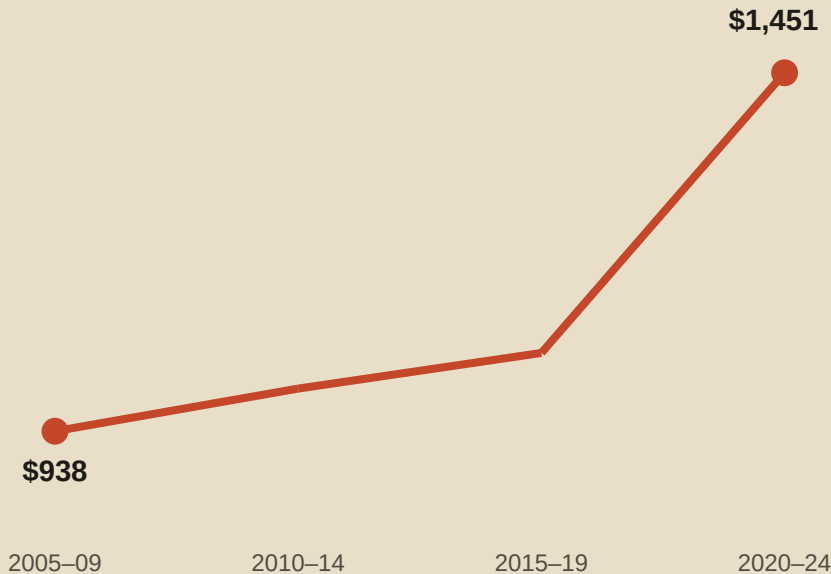


RENT

Median rent is up 55%  
since the 2005–2009  
survey, before inflation.

**\$1,451**

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





## THE SEAM

# Cross one tract line and median rent doubles.

A \$2,264 gap between neighbors, the sharpest rent edge between adjacent tracts in Indian River County.

TRACT 506.04

**\$1,237**

TRACT 505.09

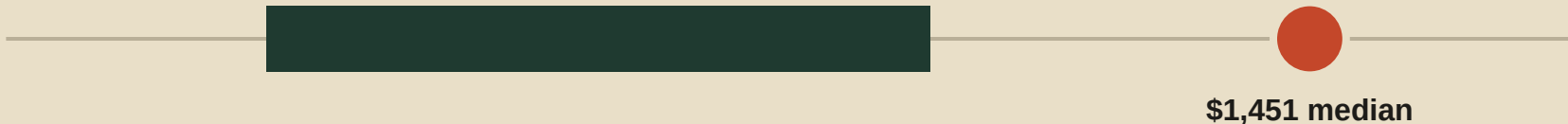
**\$3,501**



## ROOM TO BUILD

# The median rent is above what local wages can carry.

**\$813–\$1,219**



is the monthly rent range local workforce wages support.

BUILDING

**59% of the housing here was built before 2000.**

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**707**

homes permitted, 2022–2025

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**4%**

of those were in multifamily  
buildings

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**59%**

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.1–0.4% to the 12,976 homes here.**

**17–46**

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



## HOME VALUE

A median home costs **12%**  
less than Florida's.

**\$317,000**

median home value in Sebastian.

Sebastian



Florida



U.S.



THAT WAS SEBASTIAN'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/sebastian/](https://almanacdata.ai/e/fl/sebastian/)

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