



South Daytona, Florida.

Current market data.

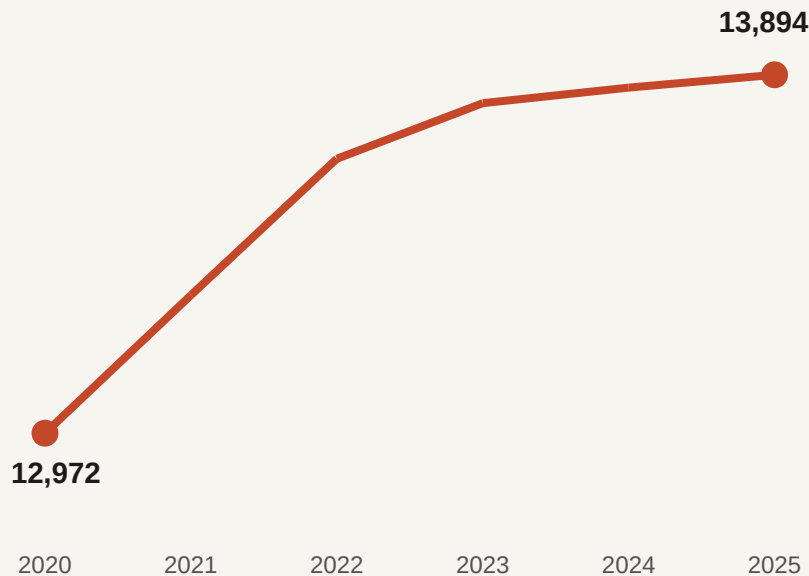
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 7.1% since 2020.

13,894

people, the 149th-largest of Florida's cities and towns.



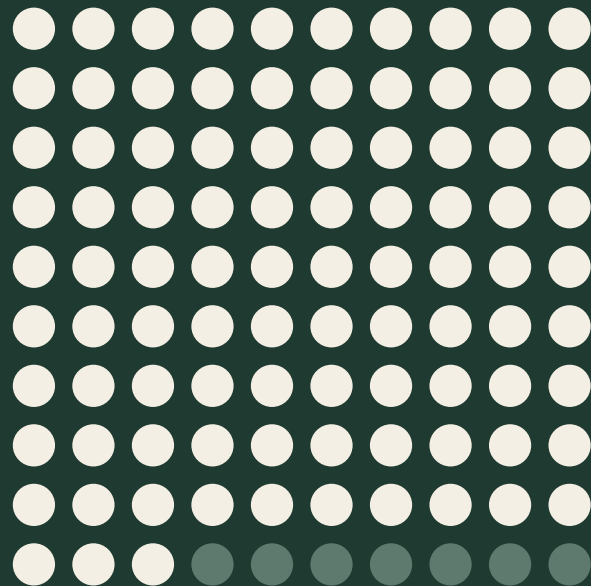
THE WORKDAY

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

93.2%

of 4,964 jobs located in South Daytona are filled by in-commuters.

Source: Census LEHD LODES, 2023



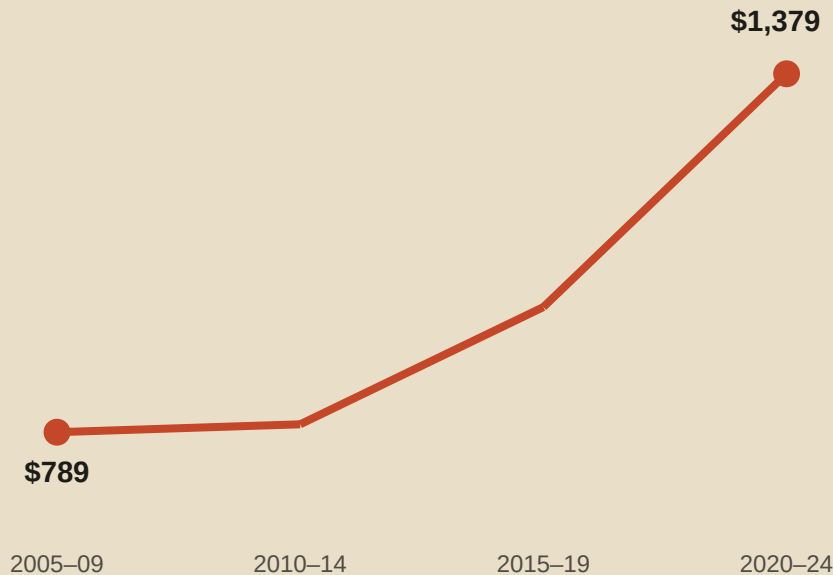
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 75%
since the 2005–2009
survey, before inflation.

\$1,379

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,001 gap between neighbors, the sharpest rent edge between adjacent tracts in Volusia County.

TRACT 901.01

\$1,209

TRACT 832.03

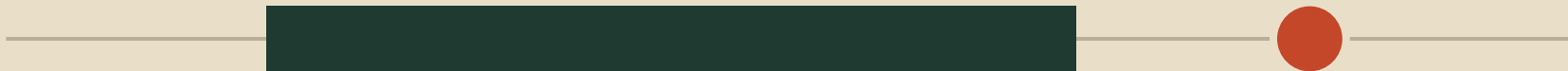
\$3,210



ROOM TO BUILD

The median rent is above what local wages can carry.

\$839–\$1,258



\$1,379 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

702

homes permitted in ten years,
2016–2025

98%

of those were in multifamily
buildings

85%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.7% to the 7,475 homes here.

21–50

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



HOME VALUE

A median home costs 38% less than Florida's.

\$222,200

median home value in South Daytona.

South Daytona



\$222,200

Florida



\$359,000

U.S.



\$332,700

THAT WAS SOUTH DAYTONA'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/south-daytona/

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