



St. Augustine Beach, Florida.

Current market data.

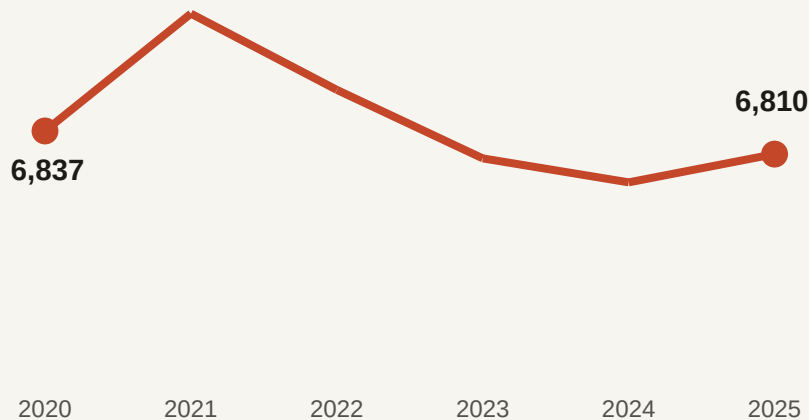
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 0.4% since 2020.

6,810

people, the 206th-largest of Florida's cities and towns.

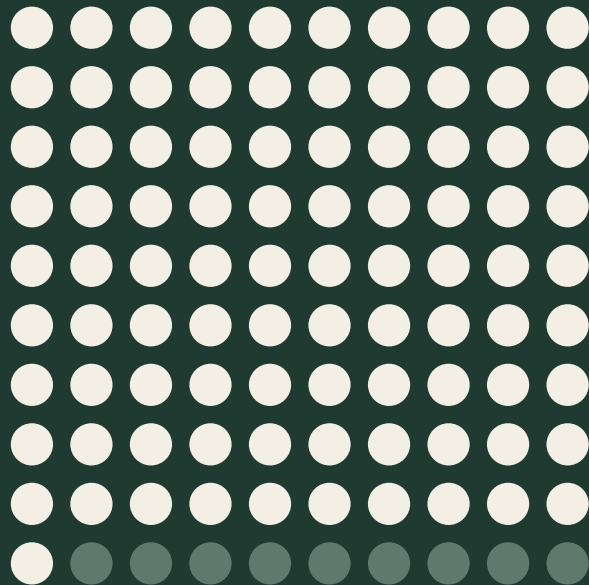


THE WORKDAY

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

90.6%

of 3,149 jobs located in St. Augustine Beach are filled by
in-commuters.



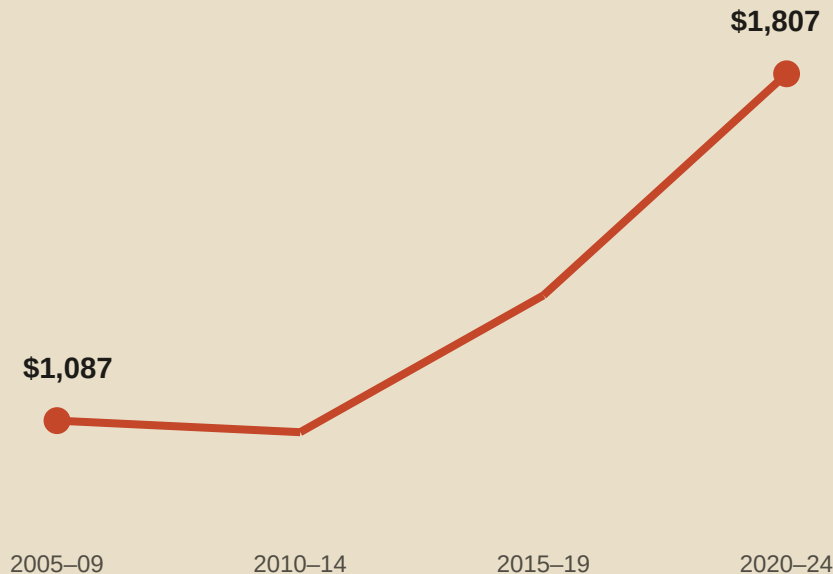
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 66%
since the 2005–2009
survey, before inflation.

\$1,807

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,796 gap between neighbors, the sharpest rent edge between adjacent tracts in St. Johns County.

TRACT 202

\$868

TRACT 206.03

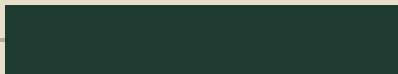
\$2,664



ROOM TO BUILD

The median rent is above what local wages can carry.

\$753–\$1,129



\$1,807 median

is the monthly rent range local workforce wages support.

BUILDING

72% of the housing here was built before 2000.

266

homes permitted in ten years,
2016–2025

3%

of those were in multifamily
buildings

72%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–0.7% to the 4,553 homes here.

7–31

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



HOME VALUE

A median home costs 77% more than Florida's.

\$634,400

median home value in St. Augustine Beach.

St. Augustine Beach



\$634,400

Florida



\$359,000

U.S.



\$332,700

THAT WAS ST. AUGUSTINE 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/st-augustine-beach/

The Almanac · your hyper-diligent research partner