



St. Augustine, Florida.

Current market data.

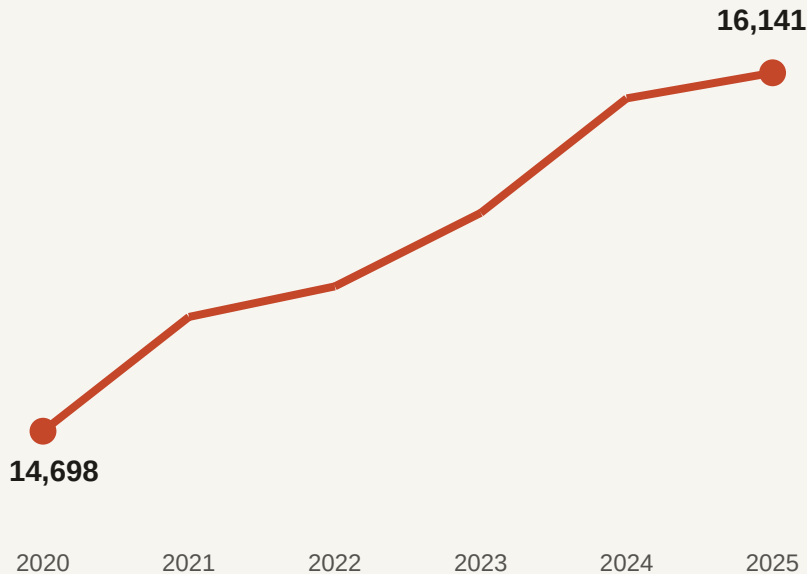
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 9.8% since 2020.

16,141

people, the 142nd-largest of Florida's cities and towns.





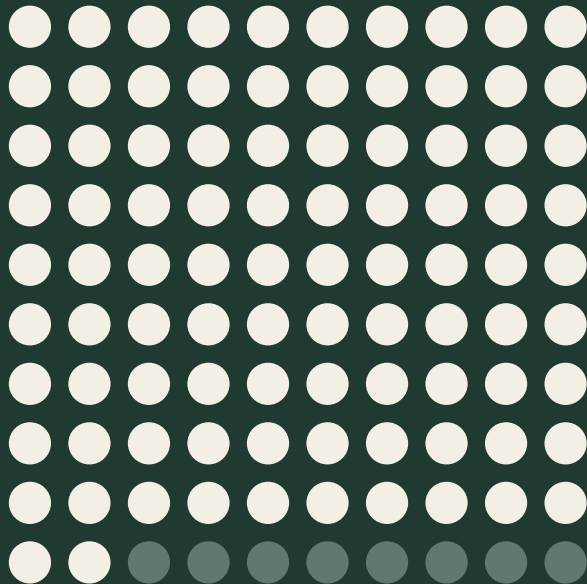
THE WORKDAY

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

92.1%

of 22,205 jobs located in St. Augustine are filled by in-commuters.

Source: Census LEHD LODES, 2023



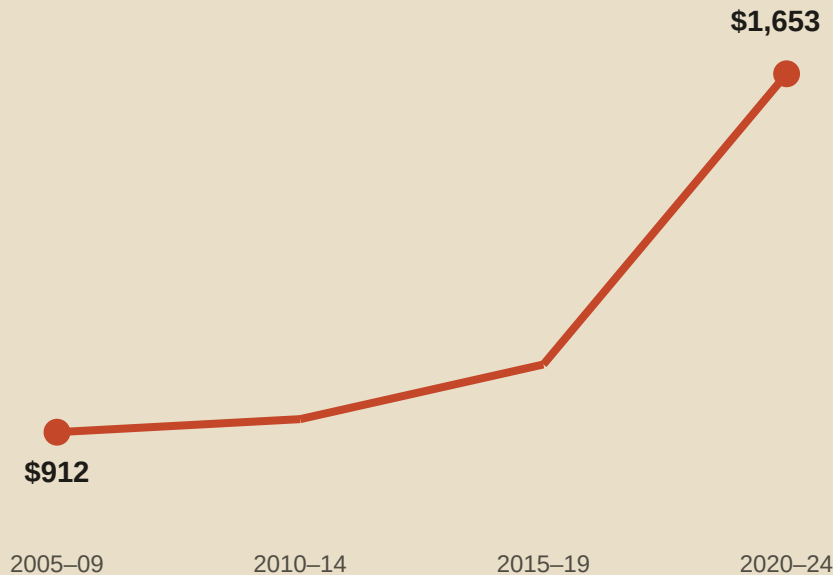
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 81%
since the 2005–2009
survey, before inflation.

\$1,653

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

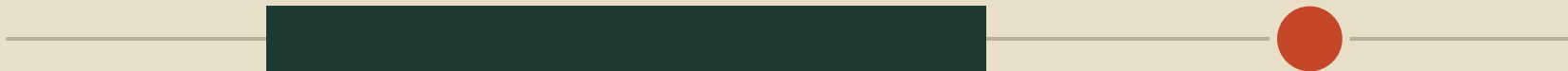
\$2,664



ROOM TO BUILD

The median rent is above what local wages can carry.

\$959–\$1,438



\$1,653 median

is the monthly rent range local workforce wages support.

BUILDING

65% of the housing here was built before 2000.

2,622

homes permitted in ten years,
2016–2025

62%

of those were in multifamily
buildings

65%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–2.5% to the 8,715 homes here.

25–222

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



HOME VALUE

A median home costs 23% more than Florida's.

\$439,800

median home value in St. Augustine.

St. Augustine



\$439,800

Florida



\$359,000

U.S.



\$332,700

THAT WAS ST. AUGUSTINE'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/

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