



# Zephyrhills, Florida.

Current market data.

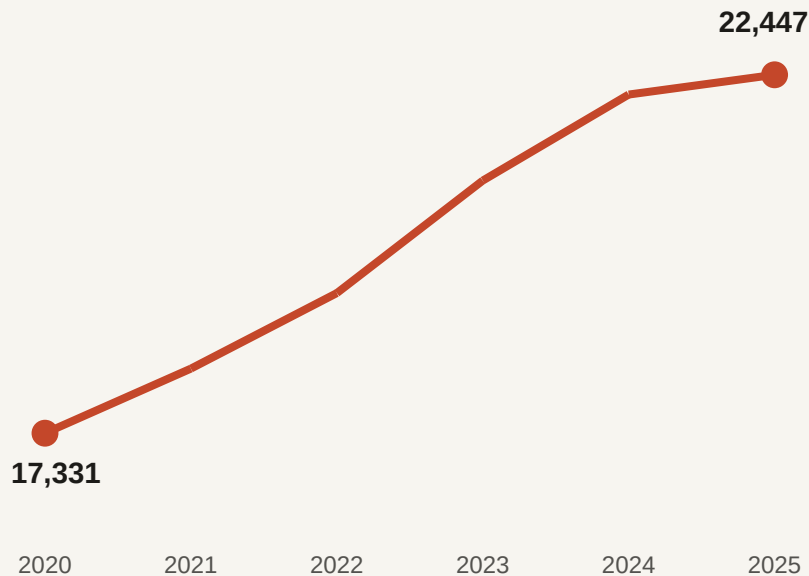
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 29.5% since 2020.**

**22,447**

people, the 114th-largest of Florida's cities and towns.



THE WORKDAY

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

90.6%

of 9,135 jobs located in Zephyrhills are filled by in-commuters.



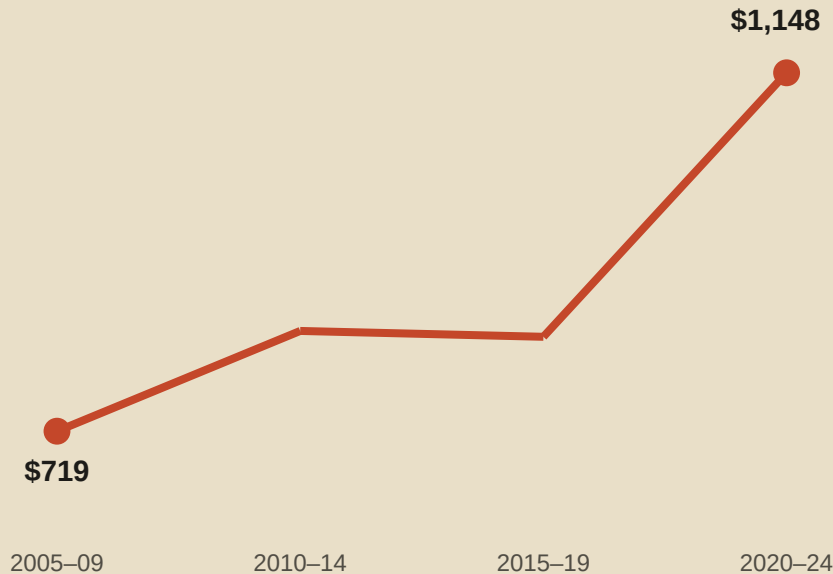
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 60%  
since the 2005–2009  
survey, before inflation.

**\$1,148**

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



## THE SEAM

# Cross one tract line and median rent doubles.

A \$2,018 gap between neighbors, the sharpest rent edge between adjacent tracts in Pasco County.

TRACT 303.04

**\$1,148**

TRACT 303.03

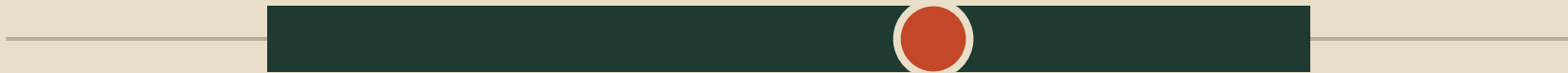
**\$3,166**



## ROOM TO BUILD

# The median rent sits inside what local wages can carry.

**\$870–\$1,305**



**\$1,148 median**

is the monthly rent range local workforce wages support.

BUILDING

**62% of the housing here was built before 2000.**

---

**3,107**

homes permitted in ten years,  
2016–2025

---

**13%**

of those were in multifamily  
buildings

---

**62%**

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.3–0.9% to the 9,937 homes here.**

**28–91**

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



## HOME VALUE

A median home costs 37% less than Florida's.

**\$224,700**

median home value in Zephyrhills.

Zephyrhills



\$224,700

Florida



\$359,000

U.S.



\$332,700

THAT WAS ZEPHYRHILLS'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/zephyrhills/](https://almanacdata.ai/e/fl/zephyrhills/)

The Almanac · your hyper-diligent research partner