ZIP 32266, Neptune Beach, Florida.

Current market data.

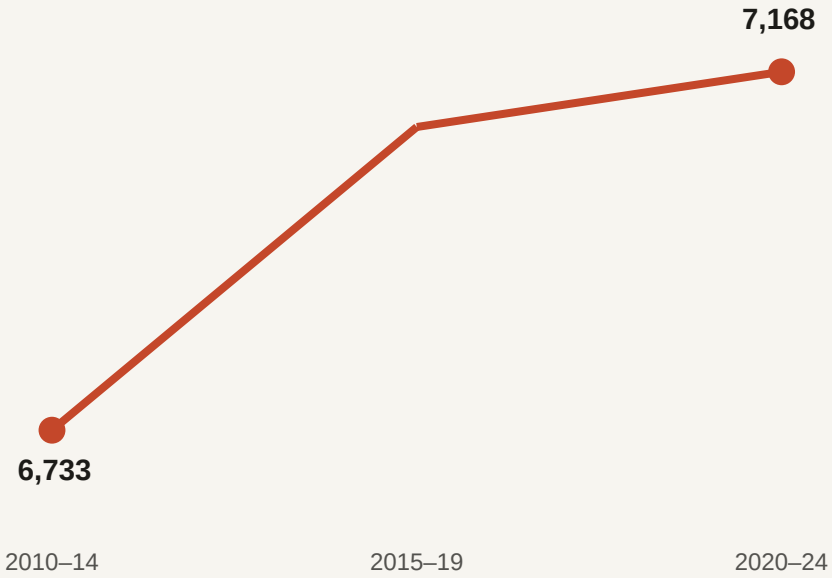
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

7,168 people call ZIP 32266 home.

7,168

people.



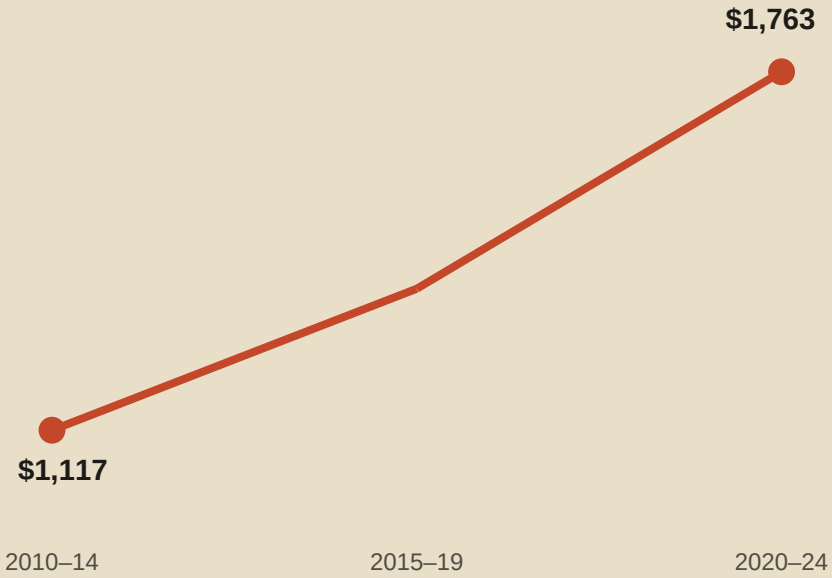
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 58% since the 2010–2014 survey, before inflation.

$1,763

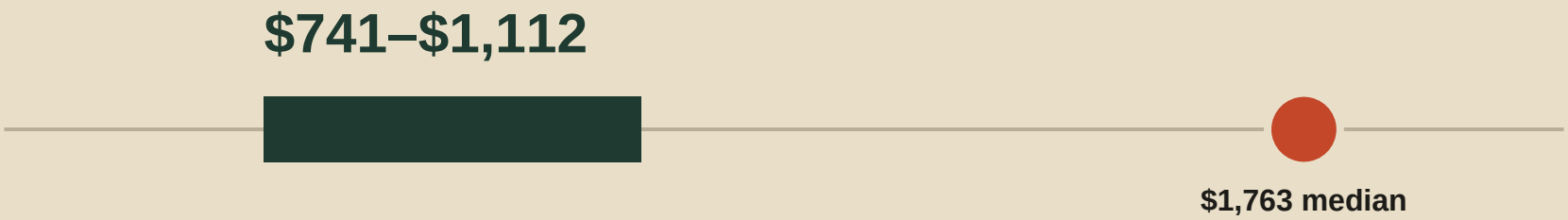
a month. Florida's median is $1,669.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

94%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.2–0.7% to the 3,709 homes here.

8–25

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

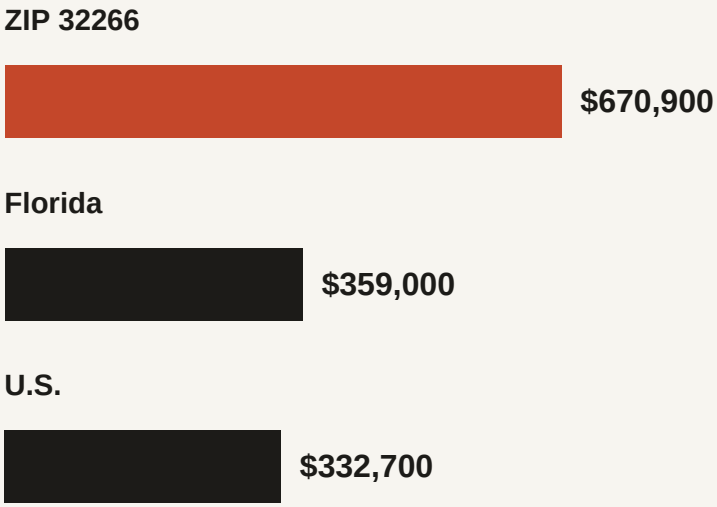
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 87% more than Florida's.

$670,900

median home value in ZIP 32266.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 32266'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/zip/32266/**