

Montverde

Town, Lake County, Florida. LocalFlare, Data for Economic Development. Last updated 2026-10-04.

Population

Population	Change since the prior year	Change since 2020
2,195 2025	+0.2% 2024 to 2025	+32.6% 2020 to 2025
Census 2020	Basis of the latest figure	
1,655 2020	estimate 2025	

Population, April 1: 2,195



Source: University of Florida Bureau of Economic and Business Research, Florida Estimates of Population, retrieved 2026-10-01

Labor force

Labor force (Lake County)	Employment (Lake County)	Unemployed (Lake County)
198,233 Aug 2026	188,443 Aug 2026	9,790 Aug 2026
Unemployment rate (Lake County)	Rate a year earlier	Labor force, change on a year earlier
4.9% Aug 2026	4.5% Aug 2025	+0.5% Aug 2026

Latest month is preliminary

yes Aug 2026

Unemployment rate, not seasonally adjusted: 4.9%



County figures, no city estimate published by FloridaCommerce

Source: US Bureau of Labor Statistics, Local Area Unemployment Statistics, retrieved 2026-10-01

Sales and visitor spending: not shown. no BusinessFlare® estimate: the Economic Census publishes no sales for this place

Tourist tax: not shown. the county does not publish tourist tax collections by city

Business base

Licensed food service, lodging and alcohol businesses	Food service licenses	Lodging licenses
10 Aug 2026	5 Aug 2026	2 Aug 2026
Alcoholic beverage licenses	New licenses, last 12 months	New business filings, last 12 months (postal city)
3 Aug 2026	0 Aug 2026	199 Sep 2026
Change on the 12 months before	New filings, latest month	Establishments (ZIP basis)
+13.1% Sep 2026	15 Sep 2026	96 2023
Employees, mid March (ZIP basis)	Annual payroll (ZIP basis)	
988 2023	\$49.5M 2023	

New licenses by month: 0



Licenses are placed inside the city limits by their geocoded address.

Business formations are by postal city: Montverde, which is not the city limits.

Establishments, employment and payroll are a ZIP code basis: ZIP codes 34756.

Source: Florida DBPR active licensure base files: public food service, public lodging and retail alcoholic beverage licenses, retrieved 2026-10-01

Source: Florida Division of Corporations (Sunbiz) bulk corporate data files, new entity filings by month, retrieved 2026-10-01

Source: County Business Patterns and ZIP Code Business Patterns, complete data files, retrieved 2026-10-01

Building permits: not shown. the Census Building Permits Survey lists no permit office for this place

Property roll

Total just value \$1.29B 2026 preliminary	Total taxable value (non school) \$960M 2026 preliminary	Total taxable value (school) \$1.03B 2026 preliminary
Just value, change on the prior roll +47.7% 2025 final roll to 2026 preliminary	Taxable value (non school), change on the prior roll +53.1% 2025 final roll to 2026 preliminary	Total just value, prior roll \$875M 2025 final roll
New construction value \$122M 2026 preliminary	Parcels 2,514 2026 preliminary	Median single family just value n/a 2026 preliminary
Qualified sales, last 12 months 0 2025-06 to 2026-05	Median qualified sale price n/a 2025-06 to 2026-05	Just value, residential \$1.05B 2026 preliminary
Just value, commercial \$8.18M 2026 preliminary	Just value, industrial \$394K 2026 preliminary	Just value, agricultural \$33.6M 2026 preliminary
Just value, vacant \$127M 2026 preliminary	Just value, institutional \$16.8M 2026 preliminary	Just value, government \$23.7M 2026 preliminary
Just value, other \$33.3M 2026 preliminary		

Just value by use group

Use group	Parcels	Just value	Taxable (non school)	New construction	Residential units	Just value change
Residential	1,751	\$1.05B	\$810M	\$105M	820	+46.8%
Commercial	11	\$8.18M	\$6.24M	\$0	n/a	+30.3%
Industrial	1	\$394K	\$392K	\$0	n/a	+32.2%
Agricultural	55	\$33.6M	\$10.8M	\$0	n/a	+47.4%
Vacant	634	\$127M	\$97.7M	\$27K	n/a	+23.3%
Institutional	19	\$16.8M	\$3.27M	\$400K	n/a	+27.8%
Government	26	\$23.7M	\$0	\$16.7M	n/a	+899.4%
Other	18	\$33.3M	\$32.1M	\$284K	n/a	+167.0%

Department of Revenue land use codes grouped: residential 001 to 009, commercial 011 to 039, industrial 041 to 049, agricultural 050 to 069, vacant 000, 010, 040 and 070, institutional 071 to 079, government 080 to 089, other 090 to 099. Taxable is the non school taxable value. Just value change compares with the 2025 final roll, summed the same way.

Parcels are placed by Census block group through the Census Bureau's block assignment file; a parcel in a block group that straddles the limits is apportioned. Census 2020 block groups; 57% of the county's just value lies in a place. Medians are over the parcels whose block group lies mostly in the place. Qualified sales: the roll's own sale fields, qualification codes 01 and 02, improved, single parcel.

Source: Florida Department of Revenue, NAL tax roll (name, address, legal), 2026 preliminary and final as posted, retrieved 2026-10-03

Housing

Housing units 848 2020 to 2024 ACS	Occupied units 789 2020 to 2024 ACS	Vacant units 59 2020 to 2024 ACS
Owner occupied households 648 2020-2024 5-Year	Renter occupied households 141 2020-2024 5-Year	Homeownership rate 82.1% 2020 to 2024 ACS
Cost burdened households, all tenures (over 30% of income) 17.2% 2025	Cost burdened renter households 10.1% 2025	Severely cost burdened renters (over 50%) 6.8% 2025
Assisted housing developments n/a Assisted Housing Inventory	Assisted units n/a Assisted Housing Inventory	Median gross rent \$1.89K 2020 to 2024 ACS
Median single family sale price \$685K 2024		



Source: Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse, retrieved 2026-10-01

Fiscal

Half-cent sales tax, latest month
\$12.2K Sep 2026

Half-cent sales tax, change on the 12 months before
+12.1% Sep 2026

State revenue sharing, last 12 months
\$78.3K Sep 2026

Revenues, change on the year before
+75.7% FY2024

Revenues per resident
\$4.23K FY2024

Half-cent sales tax, fiscal year to date
\$143K FY2026 to 2026-09

State revenue sharing, latest month
\$6.24K Sep 2026

State revenue sharing, change on the 12 months before
+15.1% Sep 2026

Total expenditures
\$7.49M FY2024

Long-term debt outstanding at year end
\$75K FY2025

Half-cent sales tax, last 12 months
\$143K Sep 2026

State revenue sharing, fiscal year to date
\$78.3K FY2026 to 2026-09

Total revenues
\$9.26M FY2024

Expenditures, change on the year before
+115.1% FY2024

Long-term debt, change on the year before
-47.7% FY2025

Half-cent sales tax distributions by month: \$12.2K



Oct 2016

Sep 2026

Source: Florida Department of Revenue, Revenue Confirmation Online, distributions to local governments, retrieved 2026-10-01

Source: Florida Office of Economic and Demographic Research, Expenditures and Revenues Reported by Florida's County and Municipal Governments, retrieved 2026-10-01

Source: Florida Department of Financial Services, LOGERx local government Annual Financial Report data, long-term debt outstanding, retrieved 2026-10-04

Bank deposits: not shown. no FDIC office reports this city as its location

Sources

University of Florida Bureau of Economic and Business Research, Florida Estimates of Population

<https://bebr.ufl.edu/population/>, retrieved 2026-10-01

US Bureau of Labor Statistics, Local Area Unemployment Statistics

<https://www.bls.gov/lau/>, retrieved 2026-10-01

Florida DBPR active licensure base files: public food service, public lodging and retail alcoholic beverage licenses

<https://www2.myfloridalicense.com/hotels-restaurants/public-records/>, retrieved 2026-10-01

Florida Division of Corporations (Sunbiz) bulk corporate data files, new entity filings by month

<https://dos.fl.gov/sunbiz/other-services/data-downloads/>, retrieved 2026-10-01

County Business Patterns and ZIP Code Business Patterns, complete data files

<https://www2.census.gov/programs-surveys/cbp/datasets/>, retrieved 2026-10-01

Florida Department of Revenue, NAL tax roll (name, address, legal), 2026 preliminary and final as posted

https://floridarevenue.com/property/Pages/DataPortal_RequestAssessmentRollGISData.aspx, retrieved 2026-10-03

Florida Department of Revenue, NAL tax roll, 2025 (2025F), from the data portal's public records folders

<https://floridarevenue.com/property/dataportal/Pages/default.aspx?path=/property/dataportal/Documents/PTO%20Data%20Portal/~Public%20Records>, retrieved 2026-10-04

Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse

<https://flhousingdata.shimberg.ufl.edu/>, retrieved 2026-10-01

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<https://taxapps.floridarevenue.com/RevenueConfirmationOnline/Distribution>, retrieved 2026-10-01

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<https://edr.state.fl.us/Content/local-government/data/revenues-expenditures/index.cfm>, retrieved 2026-10-01

Florida Department of Financial Services, LOGERx local government Annual Financial Report data, long-term debt outstanding

<https://logerx.myfloridacfo.gov/LogerX/PublicReportsMenu>, retrieved 2026-10-04