

Oakland

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

Population

Population	Change since the prior year	Change since 2020
5,629 2025	+4.2% 2024 to 2025	+60.1% 2020 to 2025
Census 2020	Basis of the latest figure	
3,516 2020	estimate 2025	

Population, April 1: 5,629



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

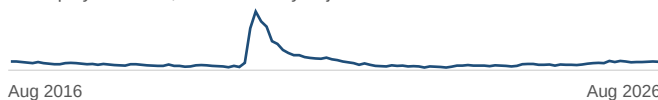
Labor force

Labor force (Orange County)	Employment (Orange County)	Unemployed (Orange County)
822,275 Aug 2026	785,358 Aug 2026	36,917 Aug 2026
Unemployment rate (Orange County)	Rate a year earlier	Labor force, change on a year earlier
4.5% Aug 2026	4.1% Aug 2025	+0.4% Aug 2026

Latest month is preliminary

yes Aug 2026

Unemployment rate, not seasonally adjusted: 4.5%



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

BusinessFlare® estimate, last 12 months	Estimate runs to	Statewide median error, 2017 to 2022 back-test
\$55.3M 12 months to 2026-03	Mar 2026 Mar 2026	15.7% 2017 to 2022
Wide error flag	Retail trade (NAICS 44-45): Census sales 2017	Retail trade (NAICS 44-45): Census sales 2022
no Mar 2026	\$31.5M 2017	\$53.2M 2022
Retail trade (NAICS 44-45): 2022 landing error	Accommodation and food services (NAICS 72): Census sales 2017	Accommodation and food services (NAICS 72): Census sales 2022
12.1% 2022	n/a 2017	\$699K 2022

Accommodation and food services (NAICS 72): 2022 landing error

n/a 2022

Economic Census anchors and the back-test

Sector	Census sales 2017	Census sales 2022	2017 carried to 2022	Landing error
Retail trade (NAICS 44-45)	\$31.5M	\$53.2M	\$46.8M	12.1%
Accommodation and food services (NAICS 72)	n/a	\$699K	n/a	n/a

BusinessFlare® estimate from public sources.

The estimate anchors on the sales the US Census Bureau published for this place in the 2017 and 2022 Economic Census, for retail trade and for accommodation and food services, and moves them month by month with the county's sales tax returns by kind of business (Florida Department of Revenue Form 10). After the 2022 anchor the place's share of the county moves with the growth of its commercial property on the Department's 2026 tax roll, as submitted by the county property appraiser, by use code: stores, shopping centers, supermarkets and auto dealers for retail; restaurants, bars and hotels for accommodation and food. The three spending groups follow the county's kind code mix within each sector. Every place with both anchors was carried from 2017 to 2022 the same way and the landing on the 2022 Census figure is the published error.

Flags: first published in 2022 for Accommodation and food services (NAICS 72): no back-test for this sector; no commercial inventory of the sector's kinds on the roll in this place at the anchor year: the anchor share is carried.

Monthly estimate, twelve month and annual views, the visitor, resident and big ticket groups, chart and workbook: Street Economics Pass data, served by the account service, never in this file.

Source: BusinessFlare® city-level sales and visitor spending estimate (method and error; the figures are Street Economics Pass data), retrieved 2026-10-04

Source: Economic Census geographic area series, retail trade and accommodation and food services, 2017 and 2022, retrieved 2026-10-01

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

Business base

Licensed food service, lodging and alcohol businesses
10 Aug 2026

Alcoholic beverage licenses
5 Aug 2026

Change on the 12 months before
+25.6% Sep 2026

Employees, mid March (ZIP basis)
852 2023

Food service licenses
3 Aug 2026

New licenses, last 12 months
1 Aug 2026

New filings, latest month
10 Sep 2026

Annual payroll (ZIP basis)
\$47.5M 2023

Lodging licenses
2 Aug 2026

New business filings, last 12 months (postal city)
54 Sep 2026

Establishments (ZIP basis)
56 2023

New licenses by month: 0



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

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

Establishments, employment and payroll are a ZIP code basis: ZIP codes 34760.

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
\$1.02B 2026 final

Just value, change on the prior roll
+4.3% 2025 final roll to 2026 final

New construction value
\$17.9M 2026 final

Qualified sales, last 12 months
81 2025-06 to 2026-05

Just value, commercial
\$50.6M 2026 final

Just value, vacant
\$46.4M 2026 final

Just value, other
\$2.86M 2026 final

Total taxable value (non school)
\$715M 2026 final

Taxable value (non school), change on the prior roll
+9.4% 2025 final roll to 2026 final

Parcels
1,841 2026 final

Median qualified sale price
\$560K 2025-06 to 2026-05

Just value, industrial
\$32.3M 2026 final

Just value, institutional
\$11.7M 2026 final

Total taxable value (school)
\$766M 2026 final

Total just value, prior roll
\$982M 2025 final roll

Median single family just value
\$471K 2026 final

Just value, residential
\$860M 2026 final

Just value, agricultural
\$3.96M 2026 final

Just value, government
\$15.4M 2026 final

Just value by use group

Use group	Parcels	Just value	Taxable (non school)	New construction	Residential units	Just value change
Residential	1,553	\$860M	\$604M	\$17.6M	1,767	+3.5%
Commercial	27	\$50.6M	\$45M	\$53.9K	n/a	+1.2%
Industrial	20	\$32.3M	\$23.3M	\$0	n/a	+0.8%
Agricultural	4	\$3.96M	\$411K	\$200K	n/a	+17.8%
Vacant	153	\$46.4M	\$38M	\$0	n/a	+26.8%
Institutional	7	\$11.7M	\$2.36M	\$0	n/a	+4.0%
Government	65	\$15.4M	\$5.94K	\$0	n/a	+5.8%
Other	12	\$2.86M	\$2.61M	\$0.1K	n/a	+13.7%

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; 73% 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, 2026 preliminary and final as posted, retrieved 2026-10-03

Housing

Housing units	Occupied units	Vacant units
1,545 2020 to 2024 ACS	1,298 2020 to 2024 ACS	247 2020 to 2024 ACS
Owner occupied households	Renter occupied households	Homeownership rate
1,076 2020-2024 5-Year	222 2020-2024 5-Year	82.9% 2020 to 2024 ACS
Cost burdened households, all tenures (over 30% of income)	Cost burdened renter households	Severely cost burdened renters (over 50%)
25.4% 2025	42.4% 2025	37.0% 2025
Assisted housing developments	Assisted units	Median gross rent
n/a Assisted Housing Inventory	n/a Assisted Housing Inventory	\$2.31K 2020 to 2024 ACS
Median single family sale price		
\$610K 2024		



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

Fiscal

Half-cent sales tax, latest month	Half-cent sales tax, fiscal year to date	Half-cent sales tax, last 12 months
\$79.2K Sep 2026	\$1M FY2026 to 2026-09	\$1M Sep 2026
Half-cent sales tax, change on the 12 months before	State revenue sharing, latest month	State revenue sharing, fiscal year to date
-2.8% Sep 2026	\$26.1K Sep 2026	\$309K FY2026 to 2026-09
State revenue sharing, last 12 months	State revenue sharing, change on the 12 months before	Total revenues
\$309K Sep 2026	+4.8% Sep 2026	\$20.6M FY2024
Revenues, change on the year before	Total expenditures	Expenditures, change on the year before
+4.0% FY2024	\$18.4M FY2024	-7.3% FY2024
Revenues per resident	Long-term debt outstanding at year end	Long-term debt, change on the year before
\$3.82K FY2024	\$6.59M FY2025	-7.1% FY2025



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

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