

Dunedin

City, Pinellas County, Florida. LocalFlare, Data for Economic Development. Last updated 2026-10-04.

Population

Population	Change since the prior year	Change since 2020
35,742 2025	+0.4% 2024 to 2025	-0.9% 2020 to 2025
Census 2020	Basis of the latest figure	
36,068 2020	estimate 2025	

Population, April 1: 35,742



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

Labor force

Labor force	Employment	Unemployed
17,405 Aug 2026	16,637 Aug 2026	768 Aug 2026
Unemployment rate	Rate a year earlier	Labor force, change on a year earlier
4.4% Aug 2026	4.0% Aug 2025	-0.1% Aug 2026

Latest month is preliminary

yes Aug 2026

Unemployment rate, not seasonally adjusted: 4.4%



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
\$592.6M 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
yes Mar 2026	\$456M 2017	\$422M 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
39.6% 2022	n/a 2017	\$165M 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)	\$456M	\$422M	\$589M	39.6%
Accommodation and food services (NAICS 72)	n/a	\$165M	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: wide error: the 2017 carry-forward landed 40% from the 2022 Census figure for Retail trade (NAICS 44-45); first published in 2022 for Accommodation and food services (NAICS 72): no back-test for this sector.

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

Collections, latest month

\$79K Jul 2026

Change on the same month a year earlier

-9.0% Jul 2026

Last 12 months

\$1.3M Jul 2026

Fiscal year to date

\$1.16M FY2026 to date (Oct 2025 to Jul 2026)

Series

Dunedin Jul 2026

Tourist tax collections by month: \$79K



Source: Pinellas County Tax Collector tourist development tax reports, retrieved 2026-09-28

Business base

Licensed food service, lodging and alcohol businesses

469 Aug 2026

Food service licenses

157 Aug 2026

Lodging licenses

140 Aug 2026

Alcoholic beverage licenses

172 Aug 2026

New licenses, last 12 months

30 Aug 2026

New business filings, last 12 months (postal city)

753 Sep 2026

Change on the 12 months before

+19.7% Sep 2026

New filings, latest month

46 Sep 2026

Establishments (ZIP basis)

1,141 2023

Employees, mid March (ZIP basis)

10,283 2023

Annual payroll (ZIP basis)

\$449M 2023

New licenses by month: 2



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

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

Establishments, employment and payroll are a ZIP code basis: ZIP codes 34698.

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

Housing units permitted, last 12 months

25 Aug 2026

Change on the 12 months before

+47.1% Aug 2026

Permit valuation, last 12 months

\$22.5M Aug 2026

Units, latest month

2 Aug 2026

Single family units, last 12 months

25 Aug 2026

Units in buildings of 5 or more, last 12 months

0 Aug 2026

Units, latest annual table

25 2025

Housing units permitted by month: 2



Source: US Census Bureau, Building Permits Survey, place and county residential permits, retrieved 2026-10-01

Property roll

Total just value
\$7.92B 2026 preliminary

Just value, change on the prior roll
-2.7% 2025 final roll to 2026 preliminary

New construction value
\$118M 2026 preliminary

Qualified sales, last 12 months
785 2025-06 to 2026-05

Just value, commercial
\$524M 2026 preliminary

Just value, vacant
\$114M 2026 preliminary

Just value, other
\$46.7M 2026 preliminary

Total taxable value (non school)
\$4.74B 2026 preliminary

Taxable value (non school), change on the prior roll
+4.6% 2025 final roll to 2026 preliminary

Parcels
17,583 2026 preliminary

Median qualified sale price
\$400K 2025-06 to 2026-05

Just value, industrial
\$53.6M 2026 preliminary

Just value, institutional
\$184M 2026 preliminary

Total taxable value (school)
\$5.12B 2026 preliminary

Total just value, prior roll
\$8.13B 2025 final roll

Median single family just value
\$440K 2026 preliminary

Just value, residential
\$6.76B 2026 preliminary

Just value, agricultural
\$2.05M 2026 preliminary

Just value, government
\$228M 2026 preliminary

Just value by use group

Use group	Parcels	Just value	Taxable (non school)	New construction	Residential units	Just value change
Residential	16,506	\$6.76B	\$4.05B	\$114M	19,201	-3.1%
Commercial	475	\$524M	\$499M	\$3.2M	n/a	+3.9%
Industrial	32	\$53.6M	\$52.1M	\$3.7K	n/a	-2.5%
Agricultural	2	\$2.05M	\$399K	\$0	n/a	+22.3%
Vacant	348	\$114M	\$75.1M	\$92.6K	n/a	+22.8%
Institutional	69	\$184M	\$50M	\$0.9K	n/a	-11.6%
Government	46	\$228M	\$0	\$149K	n/a	-5.6%
Other	104	\$46.7M	\$11.6M	\$82.1K	n/a	-5.0%

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; 88% 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
21,305 2020 to 2024 ACS

Owner occupied households
12,370 2020-2024 5-Year

Cost burdened households, all tenures (over 30% of income)
32.1% 2025

Assisted housing developments
5 Assisted Housing Inventory

Median single family sale price
\$530K 2024

Occupied units
17,398 2020 to 2024 ACS

Renter occupied households
5,028 2020-2024 5-Year

Cost burdened renter households
56.4% 2025

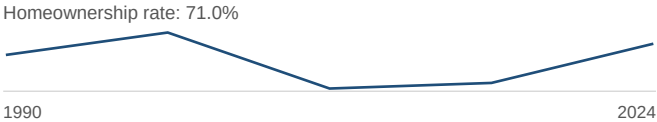
Assisted units
107 Assisted Housing Inventory

Vacant units
3,907 2020 to 2024 ACS

Homeownership rate
71.1% 2020 to 2024 ACS

Severely cost burdened renters (over 50%)
23.8% 2025

Median gross rent
\$1.68K 2020 to 2024 ACS



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

Fiscal

Half-cent sales tax, latest month
\$219K Sep 2026

Half-cent sales tax, change on the 12 months before
-7.4% Sep 2026

State revenue sharing, last 12 months
\$1.52M Sep 2026

Revenues, change on the year before
+20.0% FY2024

Revenues per resident
\$3.74K FY2024

Half-cent sales tax, fiscal year to date
\$2.68M FY2026 to 2026-09

State revenue sharing, latest month
\$125K Sep 2026

State revenue sharing, change on the 12 months before
-0.2% Sep 2026

Total expenditures
\$112M FY2024

Long-term debt outstanding at year end
\$89.7M FY2025

Half-cent sales tax, last 12 months
\$2.68M Sep 2026

State revenue sharing, fiscal year to date
\$1.52M FY2026 to 2026-09

Total revenues
\$133M FY2024

Expenditures, change on the year before
+11.2% FY2024

Long-term debt, change on the year before
+1978.2% FY2025

Half-cent sales tax distributions by month: \$219K



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

Deposits (offices reporting this city)
\$841M June 30, 2026

Branches
8 June 30, 2026

Branches closed since the survey a year earlier
0 June 30, 2026

Deposits, June 30 each year: \$841M



1994

2026

Offices whose reported city is Dunedin.

Source: FDIC Summary of Deposits, Florida offices, every June 30 since 1994, retrieved 2026-10-01

Change on a year earlier
-4.3% June 30, 2026

Institutions
5 June 30, 2026

Change, real
-8.0% June 30, 2026

Branches opened since the survey a year earlier
0 June 30, 2026

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