

Charlotte

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

Population

Population	Change since the prior year	Change since 2020
223,430 2025	+6.1% 2024 to 2025	+19.6% 2020 to 2025
Census 2020	Basis of the latest figure	
186,847 2020	estimate 2025	

Population, April 1: 223,430



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

Labor force

Labor force	Employment	Unemployed
77,706 Aug 2026	73,125 Aug 2026	4,581 Aug 2026
Unemployment rate	Rate a year earlier	Labor force, change on a year earlier
5.9% Aug 2026	5.4% Aug 2025	-0.1% Aug 2026

Latest month is preliminary

yes Aug 2026

Unemployment rate, not seasonally adjusted: 5.9%



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

Sales and visitor spending: not shown. the BusinessFlare® estimate is by place; the county's sales are on its Sales and visitor spending page

Tourist tax

Collections, latest month	Change on the same month a year earlier	Last 12 months
\$723K Jul 2026	+32.5% Jul 2026	\$9.16M Jul 2026
Fiscal year to date	Series	
\$8.38M FY2026 to 2026-07	Charlotte County Jul 2026	

Tourist tax collections by month: \$723K



Source: FGCU RERI Regional Economic Indicators Dashboard: Tourist Tax Revenues (nominal), retrieved 2026-09-28

Business base

Licensed food service, lodging and alcohol businesses	Food service licenses	Lodging licenses
2,252 Aug 2026	525 Aug 2026	1,272 Aug 2026
Alcoholic beverage licenses	New licenses, last 12 months	New business filings, last 12 months
455 Aug 2026	92 Aug 2026	4,355 Sep 2026
Change on the 12 months before	New filings, latest month	Establishments
+13.7% Sep 2026	287 Sep 2026	4,601 2023
Employees, mid March	Annual payroll	Establishments, change on the year before
44,163 2023	\$2.1B 2023	+1.4% 2023

New licenses by month: 6



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

3,280 Aug 2026

Change on the 12 months before

-4.7% Aug 2026

Permit valuation, last 12 months

\$976M Aug 2026

Units, latest month

294 Aug 2026

Single family units, last 12 months

2,920 Aug 2026

Units in buildings of 5 or more, last 12 months

173 Aug 2026

Units, latest annual table

3,015 2025

Housing units permitted by month: 294



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

Property roll

Total just value

\$48.6B 2026 preliminary

Total taxable value (non school)

\$33.4B 2026 preliminary

Total taxable value (school)

\$36.8B 2026 preliminary

Just value, change on the prior roll

-2.1% 2025 final roll to 2026 preliminary

Taxable value (non school), change on the prior roll

+2.1% 2025 final roll to 2026 preliminary

Total just value, prior roll

\$49.6B 2025 final roll

New construction value

\$1.44B 2026 preliminary

Parcels

222,623 2026 preliminary

Median single family just value

\$273K 2026 preliminary

Qualified sales, last 12 months

8,666 2025-06 to 2026-05

Median qualified sale price

\$317K 2025-06 to 2026-05

Just value, residential

\$36.3B 2026 preliminary

Just value, commercial

\$3.09B 2026 preliminary

Just value, industrial

\$1.02B 2026 preliminary

Just value, agricultural

\$1.37B 2026 preliminary

Just value, vacant

\$3.22B 2026 preliminary

Just value, institutional

\$591M 2026 preliminary

Just value, government

\$2.56B 2026 preliminary

Just value, other

\$418M 2026 preliminary

Just value by use group

Use group	Parcels	Just value	Taxable (non school)	New construction	Residential units	Just value change
Residential	121,572	\$36.3B	\$26.8B	\$1.29B	126,049	-5.3%
Commercial	2,553	\$3.09B	\$2.62B	\$44.9M	n/a	+6.6%
Industrial	1,313	\$1.02B	\$886M	\$50M	n/a	+9.6%
Agricultural	1,830	\$1.37B	\$202M	\$6.35M	n/a	+15.1%
Vacant	91,546	\$3.22B	\$2.45B	\$10.2M	n/a	-5.4%
Institutional	202	\$591M	\$265M	\$857K	n/a	+3.1%
Government	992	\$2.56B	\$3.37M	\$34.9M	n/a	+33.7%
Other	2,615	\$418M	\$168M	\$3.94M	n/a	+16.8%

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; 47% 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

127,793 2020 to 2024 ACS

Owner occupied households

78,393 2024 1-Year

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

28.8% 2025

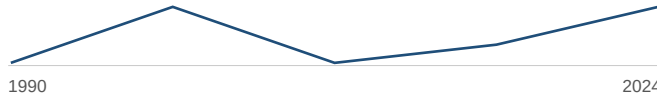
Assisted housing developments

25 Assisted Housing Inventory

Median single family sale price

\$364K 2024

Homeownership rate: 84.0%



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

Occupied units

93,137 2020 to 2024 ACS

Renter occupied households

14,744 2024 1-Year

Cost burdened renter households

54.4% 2025

Assisted units

2,302 Assisted Housing Inventory

Vacant units

34,656 2020 to 2024 ACS

Homeownership rate

84.2% 2020 to 2024 ACS

Severely cost burdened renters (over 50%)

29.3% 2025

Median gross rent

\$1.84K 2020 to 2024 ACS

Fiscal

Half-cent sales tax, latest month

\$1.62M Sep 2026

Half-cent sales tax, change on the 12 months before

-6.0% Sep 2026

State revenue sharing, last 12 months

\$7.81M Sep 2026

Revenues, change on the year before

+6.8% FY2025

Revenues per resident

\$8.95K FY2025

Half-cent sales tax, fiscal year to date

\$20M FY2026 to 2026-09

State revenue sharing, latest month

\$670K Sep 2026

State revenue sharing, change on the 12 months before

+5.5% Sep 2026

Total expenditures

\$1.9B FY2025

Long-term debt outstanding at year end

\$145M FY2025

Half-cent sales tax, last 12 months

\$20M Sep 2026

State revenue sharing, fiscal year to date

\$7.81M FY2026 to 2026-09

Total revenues

\$2B FY2025

Expenditures, change on the year before

+13.6% FY2025

Long-term debt, change on the year before

+18.2% FY2025

Half-cent sales tax distributions by month: \$1.62M



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

\$5.57B June 30, 2026

Branches

41 June 30, 2026

Branches closed since the survey a year earlier

1 June 30, 2026

Deposits, June 30 each year: \$5.57B



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

Change on a year earlier

-2.5% June 30, 2026

Institutions

12 June 30, 2026

Change, real

-5.5% June 30, 2026

Branches opened since the survey a year earlier

1 June 30, 2026

Sources

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