

Baker County, FL

County · FL · Florida

BUYER'S MARKET

\$261K

MEDIAN SALE PRICE

-1.4%

1-YR CHANGE

250

SALES (12 MO)

\$303K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



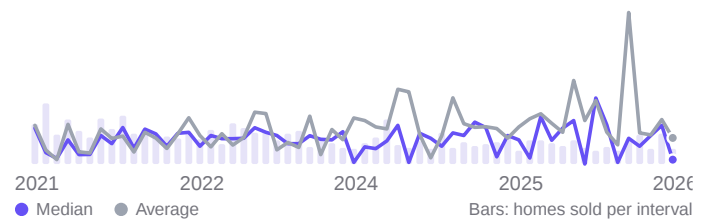
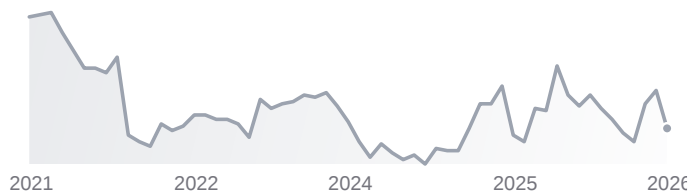
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$225K · Average \$266K

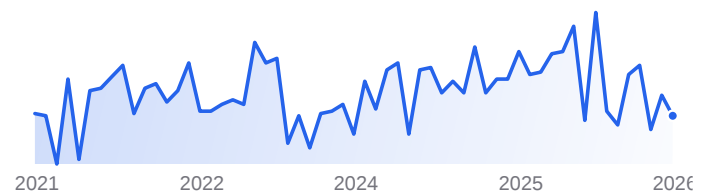
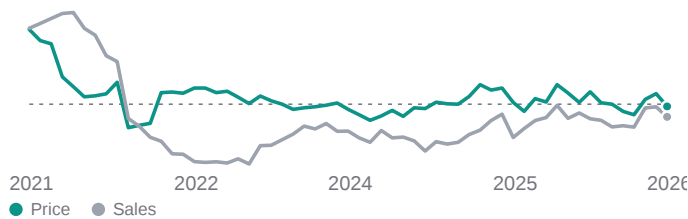


Growth (year over year)

Price -1.4% · Sales -7.7%

Price per square foot

\$148/ft²

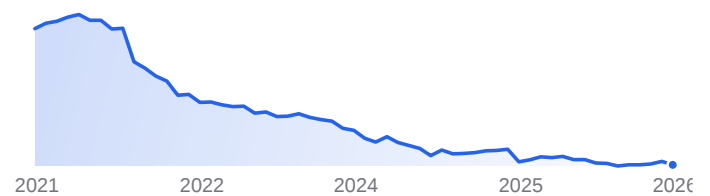
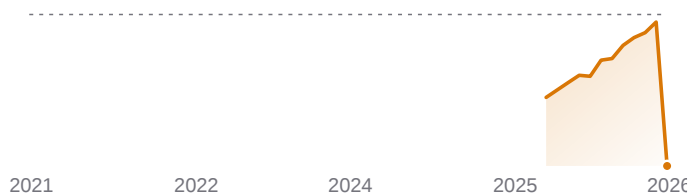


Sale premium vs estimated value

-7.4%

Annual turnover (share of homes sold)

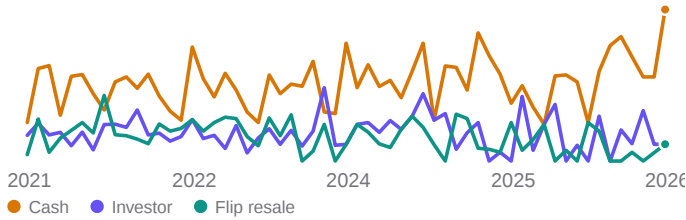
2.8%



BUYERS & OUTCOMES

Buyer mix

Cash 56% · Investor 6.3% · Flip resale 6.3%



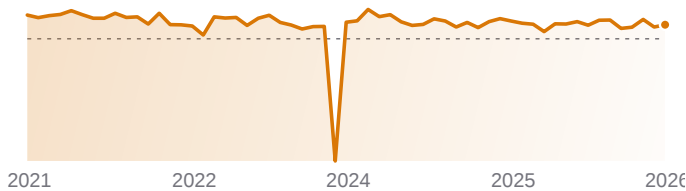
Sellers who sold at a gain

90%

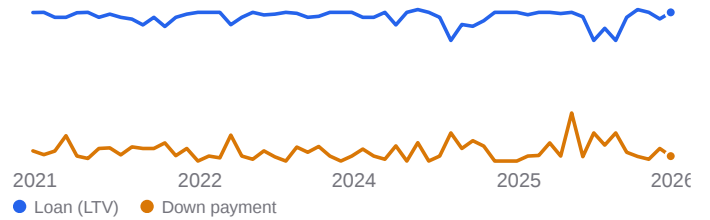


Median annualized return at resale

+6.4%



Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



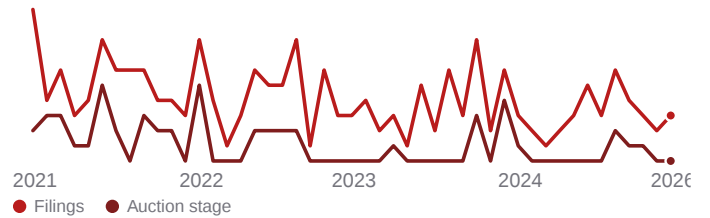
Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	8,834
Median value (AVM)	\$303K
Median size	1,648 ft²
Median year built	1996
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.2%
Owner occupied	86%
Company owned	10%
Median loan-to-value	50%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	29,582
Density	51 / mi²
Median household income	\$70K
Average household income	\$88K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	28
Homes occupied	94%
Bachelor's or higher	8%
Poverty rate	14.7%
Unemployment	0.9%
Average temp	68°F
Annual precip	53 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.