

Flagler County, FL

County · FL · Florida

BALANCED MARKET

\$365K

MEDIAN SALE PRICE

+0.2%

1-YR CHANGE

3,142

SALES (12 MO)

\$379K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



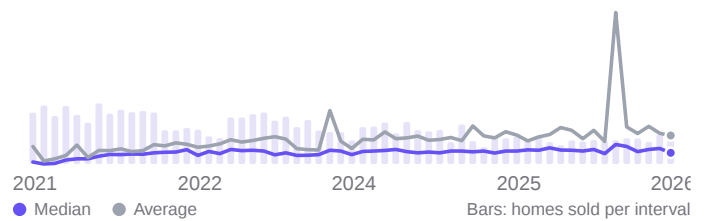
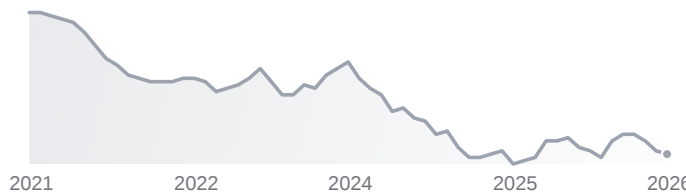
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$350K · Average \$451K

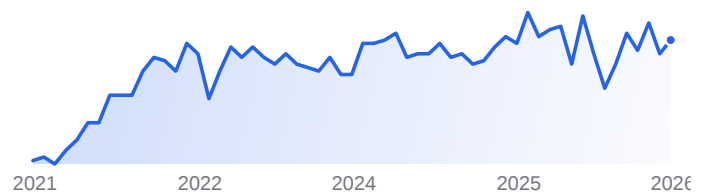
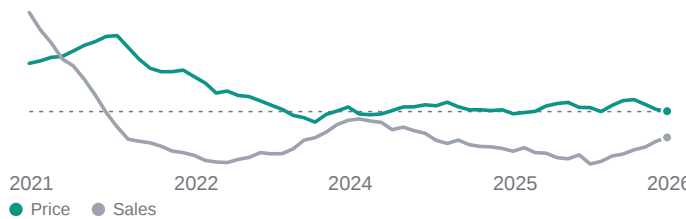


Growth (year over year)

Price +0.2% · Sales -14.8%

Price per square foot

\$201/ft²

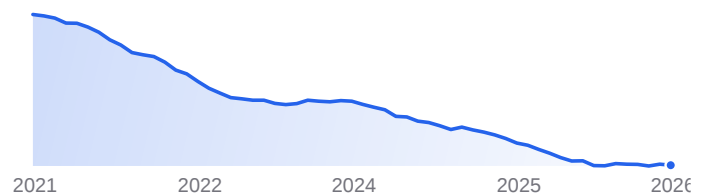


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

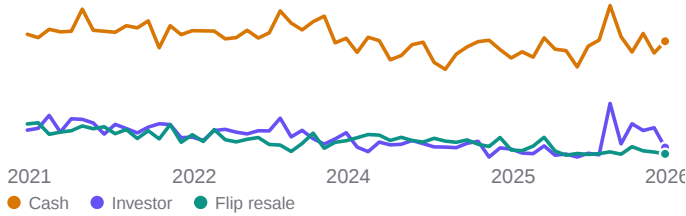
5.1%



BUYERS & OUTCOMES

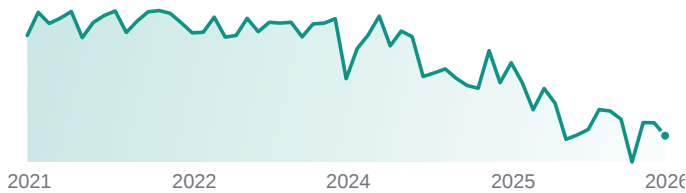
Buyer mix

Cash 43% · Investor 6.5% · Flip resale 4.3%



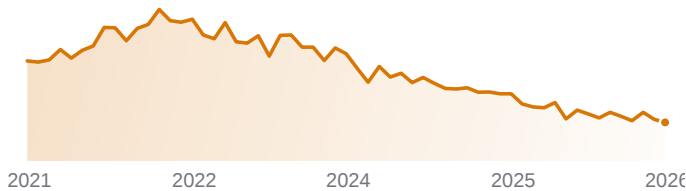
Sellers who sold at a gain

81%

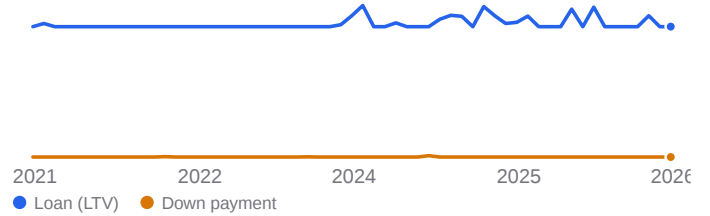


Median annualized return at resale

+4.1%

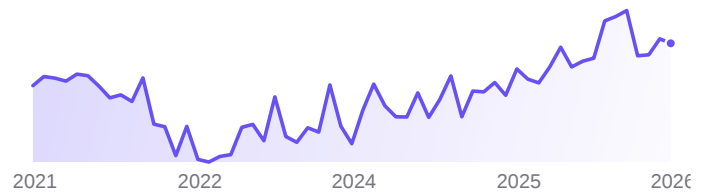


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



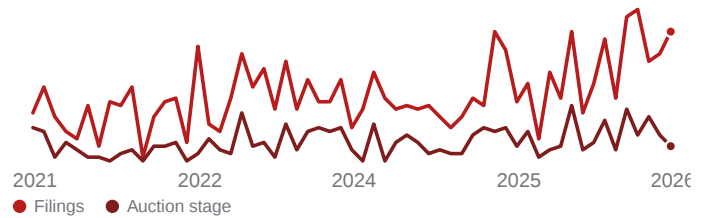
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 35 · Auction stage 4



HOUSING STOCK

Homes	61,288
Median value (AVM)	\$379K
Median size	1,872 ft²
Median bedrooms	3
Median year built	2004
Single family	86%
Condos	7.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.1%
Owner occupied	78%
Company owned	15%
Median loan-to-value	42%

Typical ownership tenure

7.3 yrs

COMMUNITY

Population	139,170
Density	286 / mi²
Median household income	\$71K
Average household income	\$96K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	24
Homes occupied	90%
Bachelor's or higher	20%
Poverty rate	7.8%
Unemployment	0.9%
Average temp	70°F
Annual precip	51 in
Sunshine	66%

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.