

Gilchrist County, FL

County · FL · Florida

SELLER'S MARKET

\$244K

MEDIAN SALE PRICE

+13.5%

1-YR CHANGE

266

SALES (12 MO)

\$328K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



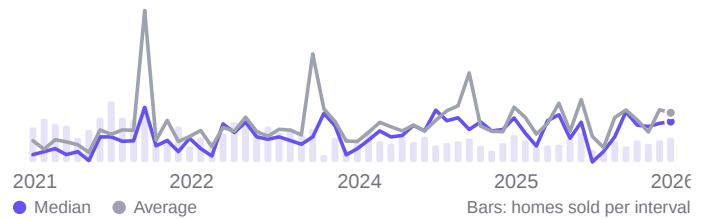
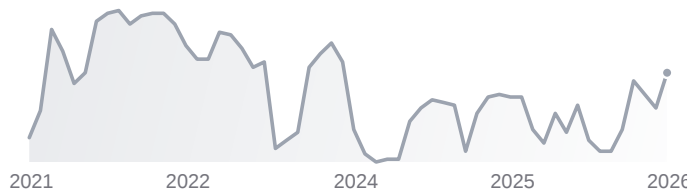
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

60 / 100

Sale prices

Median \$252K · Average \$282K

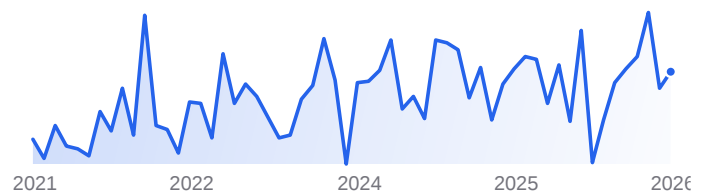
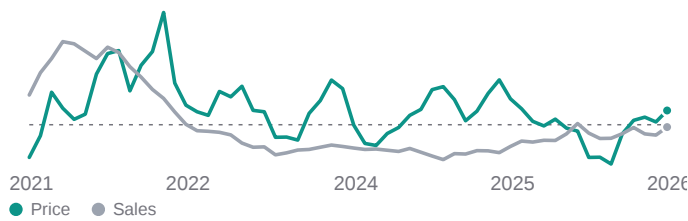


Growth (year over year)

Price +13.5% · Sales -2.2%

Price per square foot

\$169/ft²

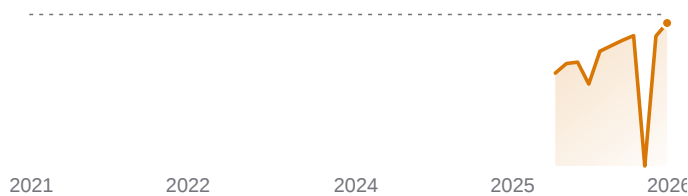


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

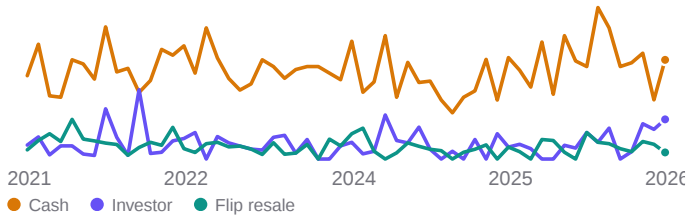
3.4%



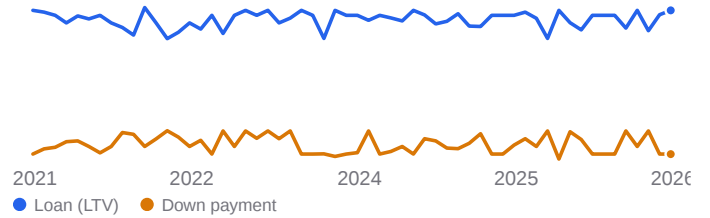
BUYERS & OUTCOMES

Buyer mix

Cash 54% · Investor 21% · Flip resale 3.6%

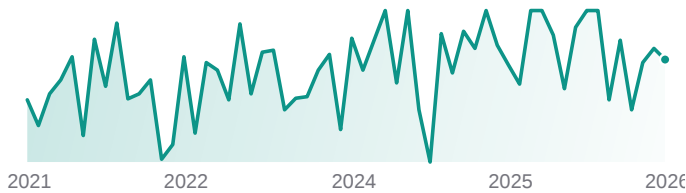


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



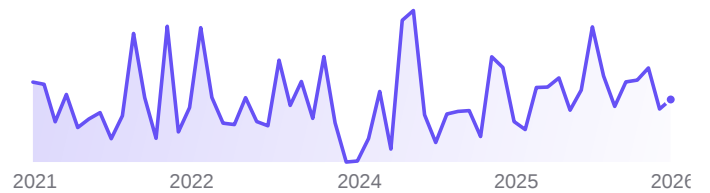
Sellers who sold at a gain

88%



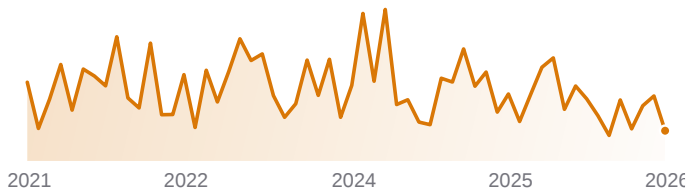
Typical hold before selling

5.3 yrs



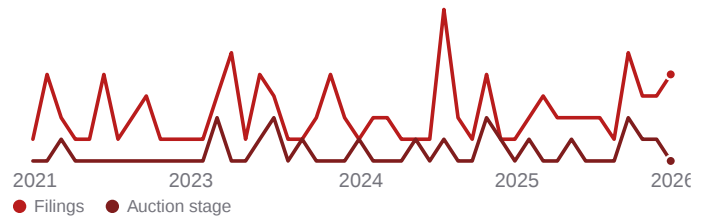
Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	7,829
Median value (AVM)	\$328K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1994
Single family	44%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.8%
Owner occupied	80%
Company owned	7.3%
Median loan-to-value	24%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	20,460
Density	59 / mi²
Median household income	\$60K
Average household income	\$84K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	23
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	12.1%
Unemployment	1.0%
Average temp	69°F
Annual precip	55 in
Sunshine	60%

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