

Hamilton County, FL

County · FL · Florida

BALANCED MARKET

\$148K

MEDIAN SALE PRICE

+15.3%

1-YR CHANGE

110

SALES (12 MO)

\$178K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

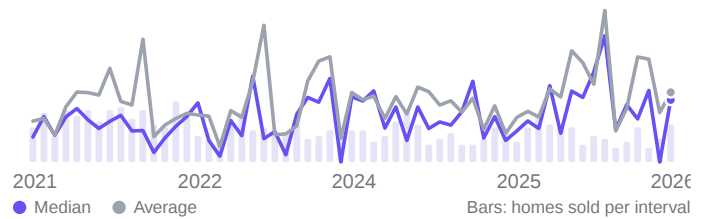
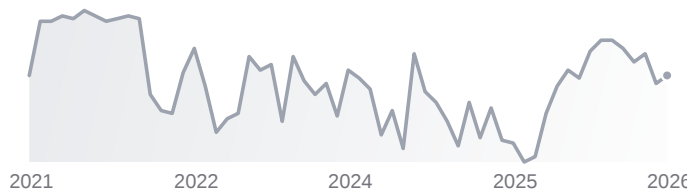
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$185K · Average \$201K

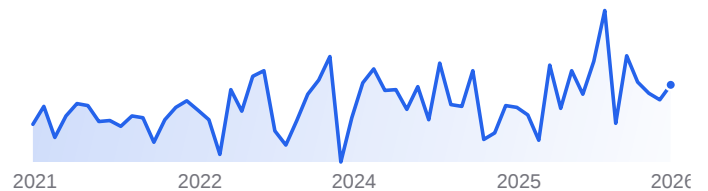
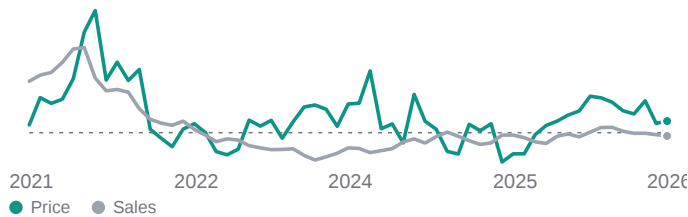


Growth (year over year)

Price +15.3% · Sales -4.3%

Price per square foot

\$125/ft²



Sale premium vs estimated value

+7.7%

Annual turnover (share of homes sold)

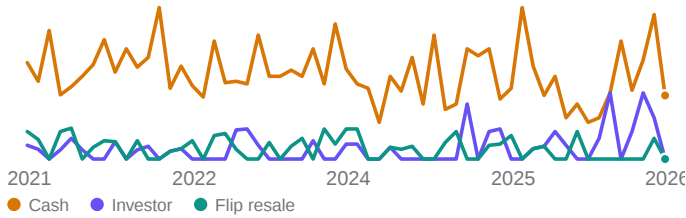
2.5%



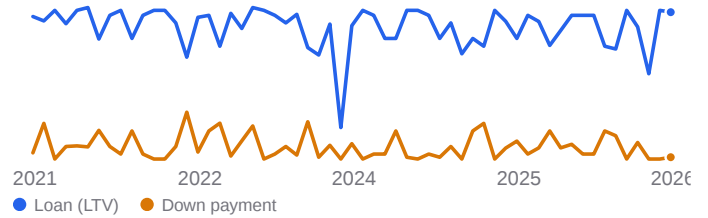
BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 0% · Flip resale 0%

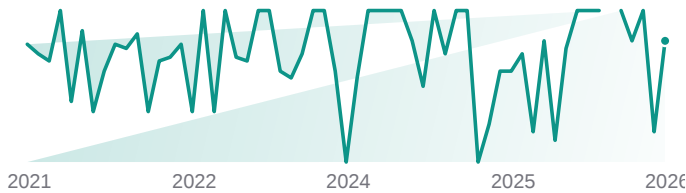


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



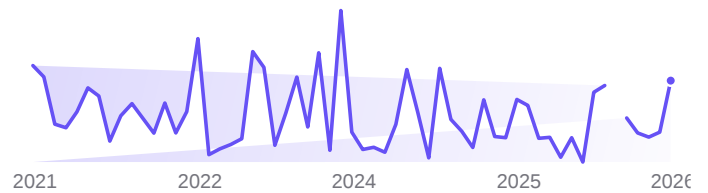
Sellers who sold at a gain

90%



Typical hold before selling

11.3 yrs



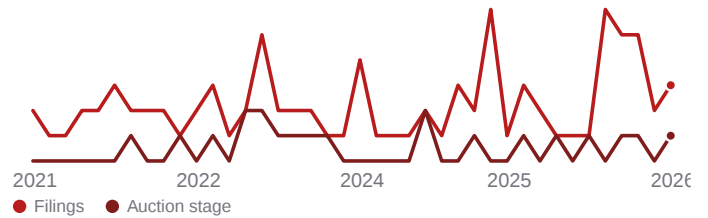
Median annualized return at resale

+8.5%



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	4,350
Median value (AVM)	\$178K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1988
Single family	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.4%
Owner occupied	78%
Company owned	9.5%
Median loan-to-value	16%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	14,685
Density	29 / mi²
Median household income	\$48K
Average household income	\$59K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	28
Homes occupied	87%
Bachelor's or higher	8%
Poverty rate	21.6%
Unemployment	0.7%
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.