

Jackson County, FL

County · FL · Florida

BUYER'S MARKET

\$163K

MEDIAN SALE PRICE

-13.3%

1-YR CHANGE

462

SALES (12 MO)

\$156K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



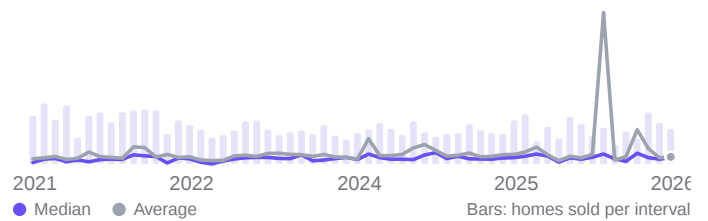
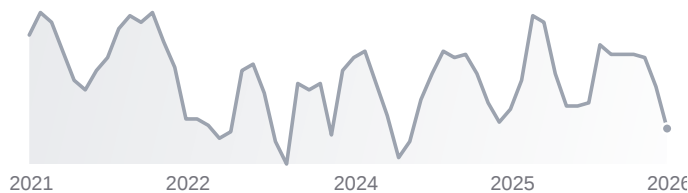
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$170K · Average \$177K

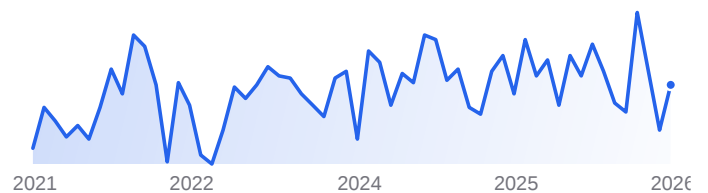
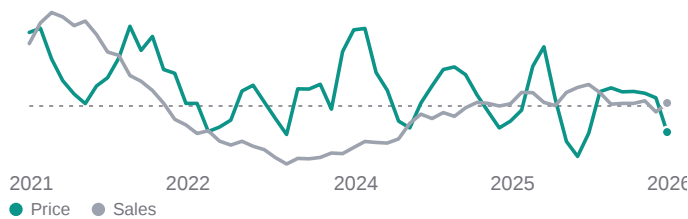


Growth (year over year)

Price -13.3% · Sales +1.5%

Price per square foot

\$109/ft²

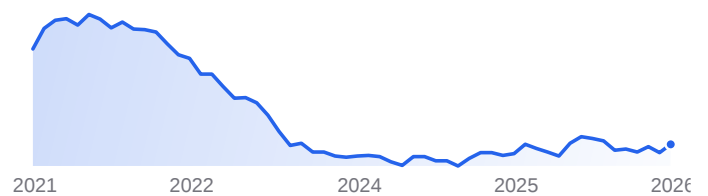
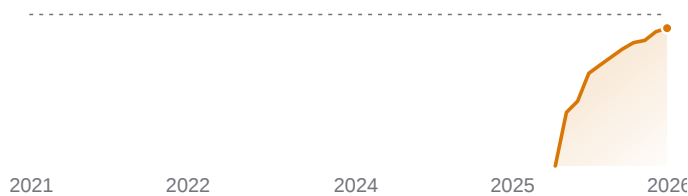


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

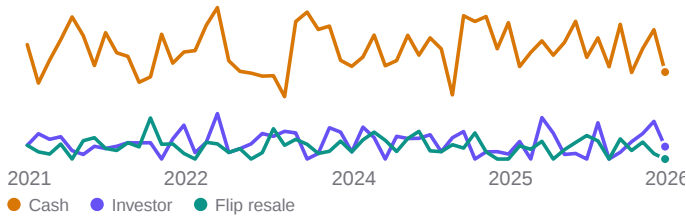
2.9%



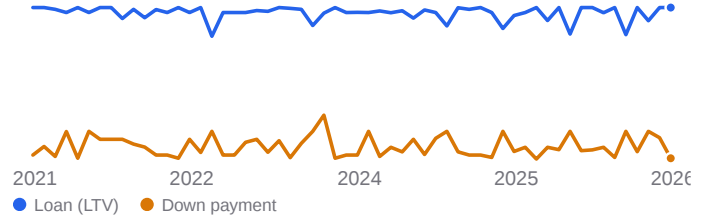
BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 5.1% · Flip resale 0%

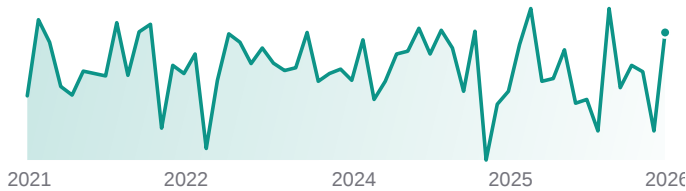


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



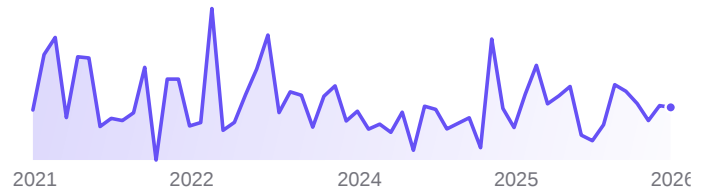
Sellers who sold at a gain

95%



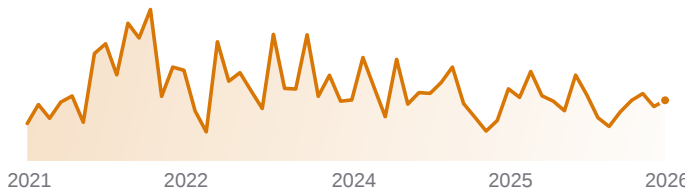
Typical hold before selling

6.5 yrs



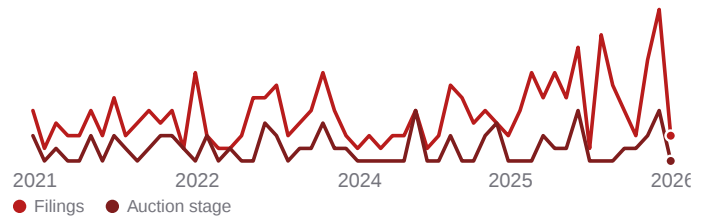
Median annualized return at resale

+6.0%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	16,033
Median value (AVM)	\$156K
Median size	1,504 ft²
Median bedrooms	3
Median year built	1981
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	3.7%
Owner occupied	76%
Company owned	9.2%
Median loan-to-value	38%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	50,796
Density	55 / mi²
Median household income	\$48K
Average household income	\$67K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	22
Homes occupied	88%
Bachelor's or higher	9%
Poverty rate	18.8%
Unemployment	0.8%
Average temp	67°F
Annual precip	58 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.