

Leon County, FL

County · FL · Florida

BALANCED MARKET

\$290K

MEDIAN SALE PRICE

+5.4%

1-YR CHANGE

3,625

SALES (12 MO)

\$307K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



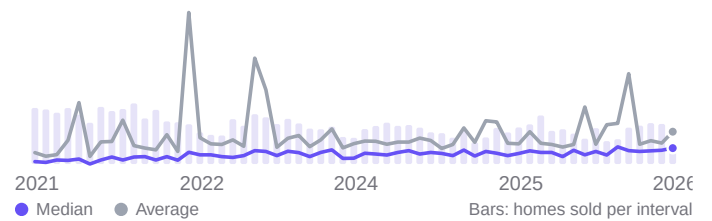
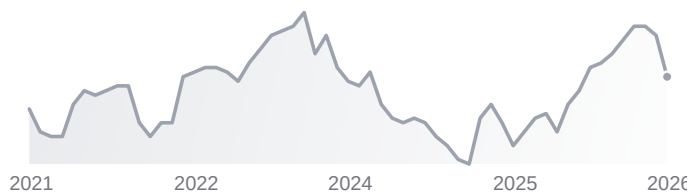
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

58 / 100

Sale prices

Median \$300K · Average \$397K

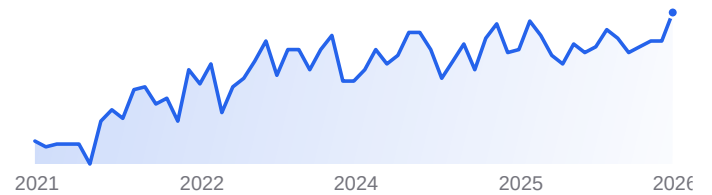
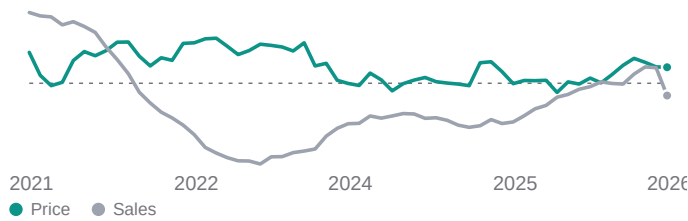


Growth (year over year)

Price +5.4% · Sales -4.1%

Price per square foot

\$200/ft²

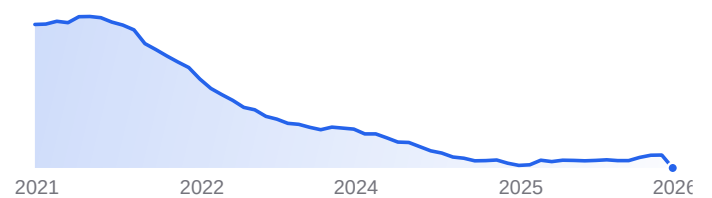
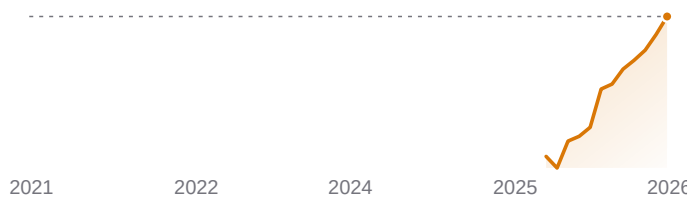


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

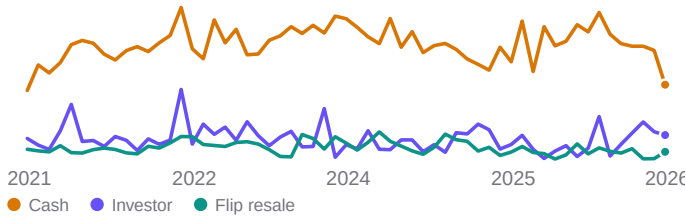
3.9%



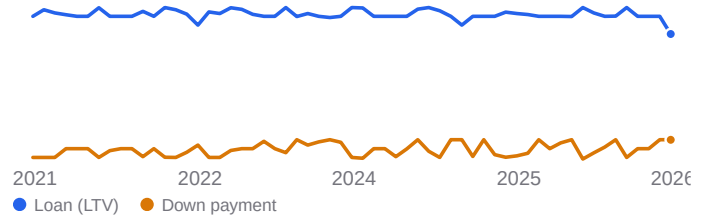
BUYERS & OUTCOMES

Buyer mix

Cash 23% · Investor 9.5% · Flip resale 5.0%

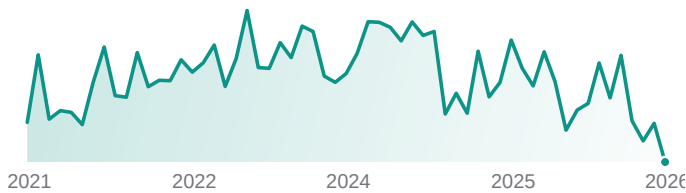


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



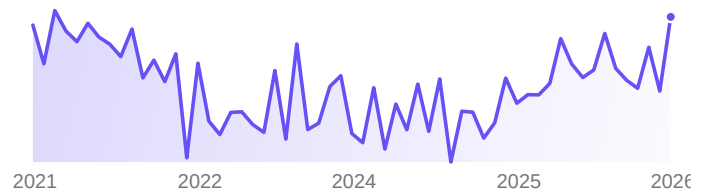
Sellers who sold at a gain

84%



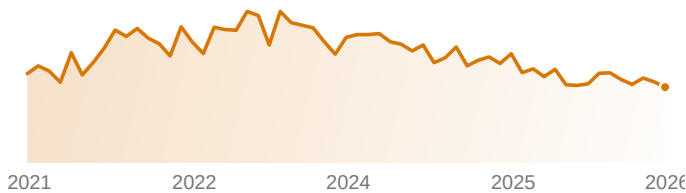
Typical hold before selling

8.0 yrs



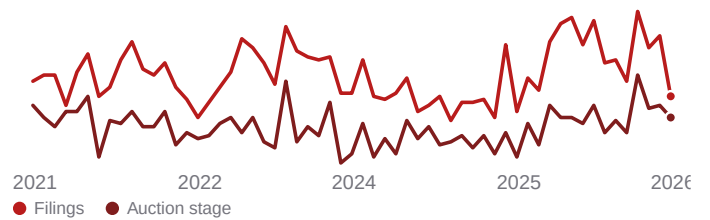
Median annualized return at resale

+4.2%



Preforeclosure filings

Filings 22 · Auction stage 15



HOUSING STOCK

Homes	92,409
Median value (AVM)	\$307K
Median size	1,537 ft²
Median bedrooms	3
Median year built	1987
Single family	74%
Condos	5.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.4%
Owner occupied	74%
Company owned	16%
Median loan-to-value	49%

Typical ownership tenure

10.0 yrs

COMMUNITY

Population	300,538
Density	450 / mi²
Median household income	\$63K
Average household income	\$90K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	24
Homes occupied	90%
Bachelor's or higher	27%
Poverty rate	17.7%
Unemployment	1.0%
Average temp	67°F
Annual precip	62 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.