

Madison County, FL

County · FL · Florida

BUYER'S MARKET

\$107K

MEDIAN SALE PRICE

-21.2%

1-YR CHANGE

160

SALES (12 MO)

\$194K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



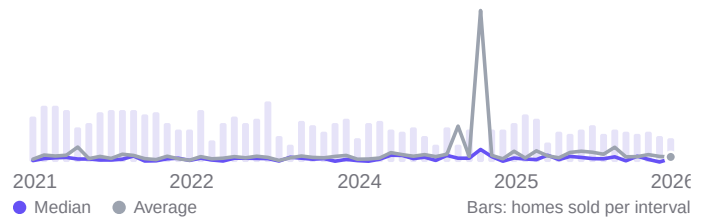
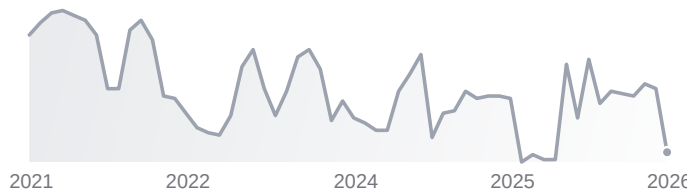
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

20 / 100

Sale prices

Median \$140K · Average \$182K

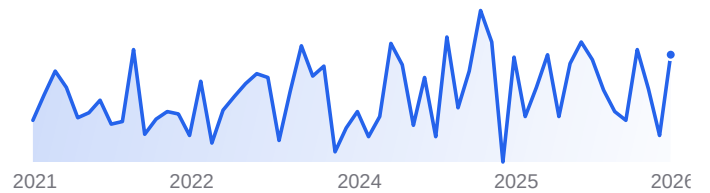
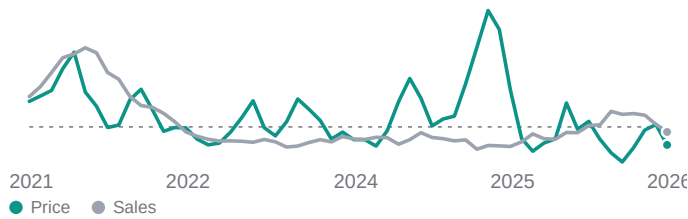


Growth (year over year)

Price -21.2% · Sales -5.9%

Price per square foot

\$125/ft²

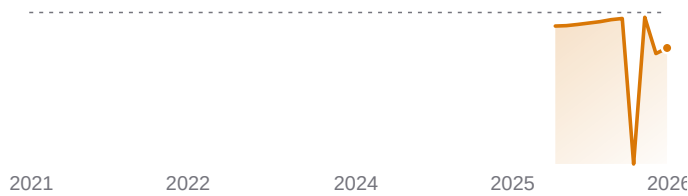


Sale premium vs estimated value

-16.7%

Annual turnover (share of homes sold)

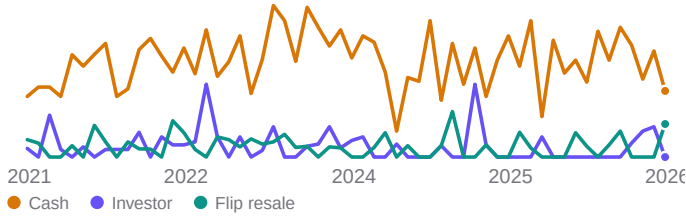
2.5%



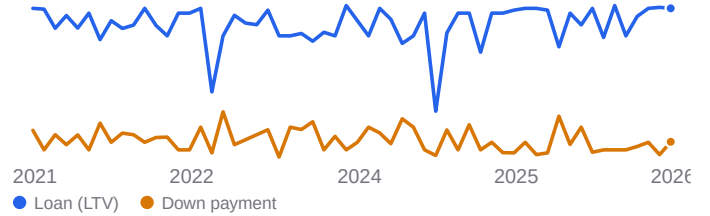
BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 0% · Flip resale 18%

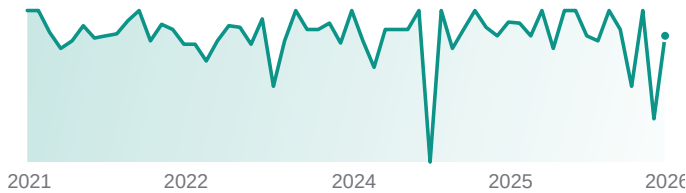


Financing (share of purchase price) Loan (LTV) 98% · Down payment 10%



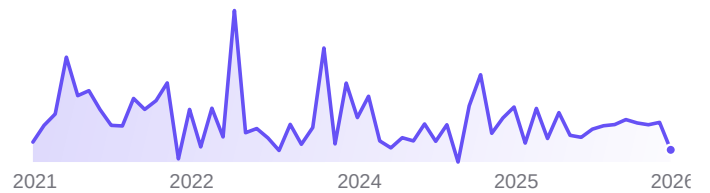
Sellers who sold at a gain

83%



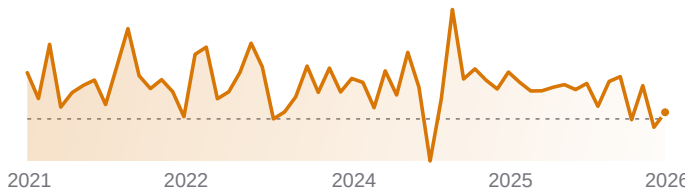
Typical hold before selling

2.1 yrs



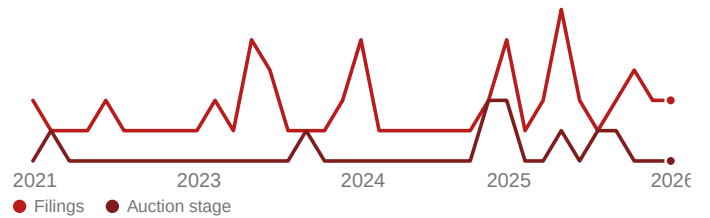
Median annualized return at resale

+1.8%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	6,507
Median value (AVM)	\$194K
Median size	1,488 ft²
Median bedrooms	3
Median year built	1984
Single family	52%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.8%
Owner occupied	76%
Company owned	9.1%
Median loan-to-value	17%
Typical ownership tenure	11.6 yrs

COMMUNITY

Population	18,643
Density	27 / mi²
Median household income	\$46K
Average household income	\$64K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	25
Homes occupied	84%
Bachelor's or higher	9%
Poverty rate	15.7%
Unemployment	0.9%
Average temp	68°F
Annual precip	54 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.