

# Marion County, FL

County · FL · Florida

BUYER'S MARKET

**\$245K**

MEDIAN SALE PRICE

**-12.2%**

1-YR CHANGE

**9,540**

SALES (12 MO)

**\$262K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



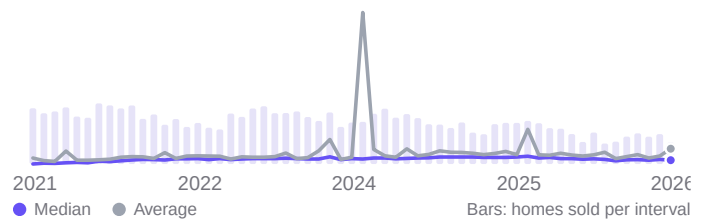
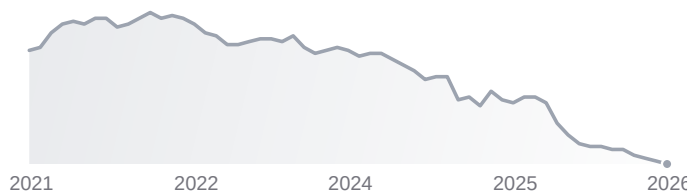
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$242K · Average \$382K

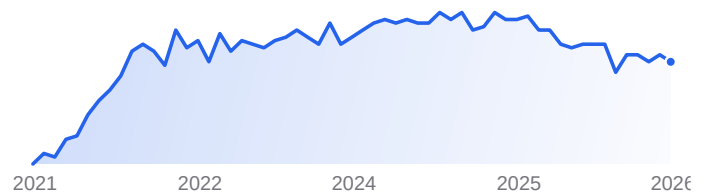
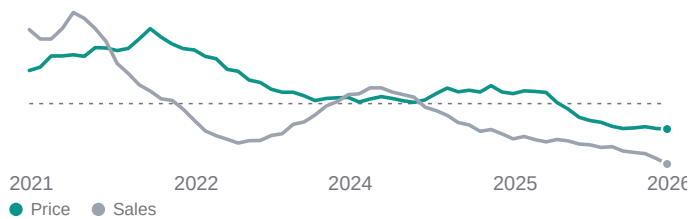


Growth (year over year)

Price -12.2% · Sales -28.9%

Price per square foot

\$161/ft²

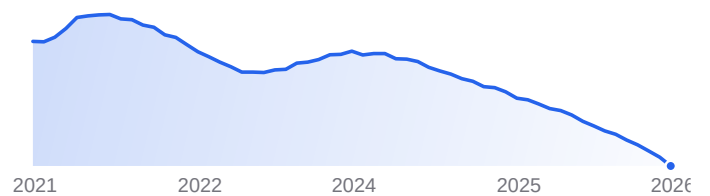
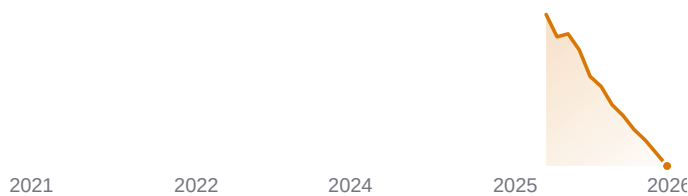


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

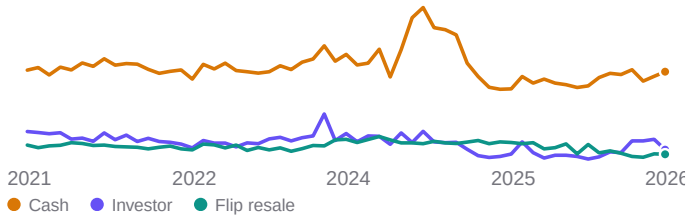
5.2%



## BUYERS & OUTCOMES

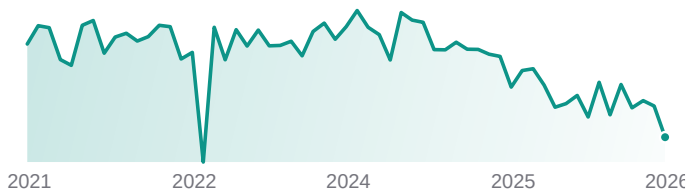
### Buyer mix

Cash 47% · Investor 8.6% · Flip resale 6.4%



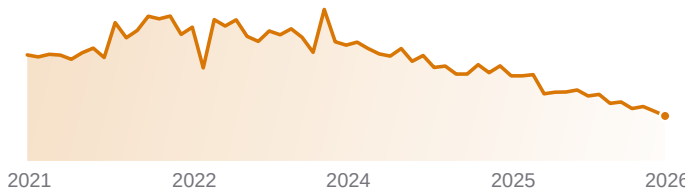
### Sellers who sold at a gain

77%

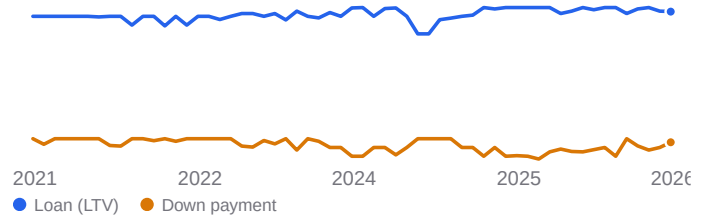


### Median annualized return at resale

+3.8%

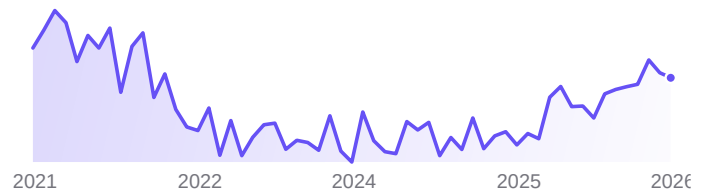


### Financing (share of purchase price) Loan (LTV) 93% · Down payment 18%



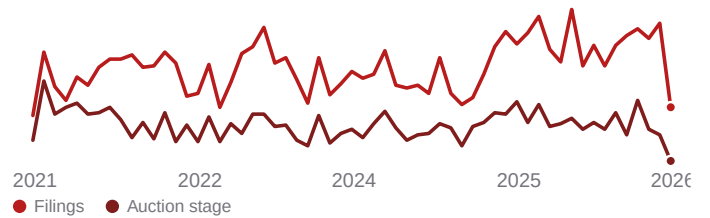
### Typical hold before selling

5.2 yrs



### Preforeclosure filings

Filings 40 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 184,398   |
| Median value (AVM) | \$262K    |
| Median size        | 1,558 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1998      |
| Single family      | 81%       |
| Condos             | 3.6%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 56%  |
| Underwater (LTV 125% or more) | 1.7% |
| Owner occupied                | 76%  |
| Company owned                 | 17%  |
| Median loan-to-value          | 42%  |

Typical ownership tenure

**6.2 yrs**

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>435,128</b>   |
| Density                          | <b>274 / mi²</b> |
| Median household income          | <b>\$57K</b>     |
| Average household income         | <b>\$77K</b>     |
| Crime index (US avg 100)         | <b>98</b>        |
| Air pollution index (US avg 100) | <b>124</b>       |
| Earthquake index (US avg 100)    | <b>23</b>        |
| Homes occupied                   | <b>91%</b>       |
| Bachelor's or higher             | <b>14%</b>       |
| Poverty rate                     | <b>12.8%</b>     |
| Unemployment                     | <b>1.0%</b>      |
| Average temp                     | <b>70°F</b>      |
| Annual precip                    | <b>51 in</b>     |
| Sunshine                         | <b>66%</b>       |

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.