

Nassau County, FL

County · FL · Florida

BALANCED MARKET

\$465K

MEDIAN SALE PRICE

-0.2%

1-YR CHANGE

1,900

SALES (12 MO)

\$511K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



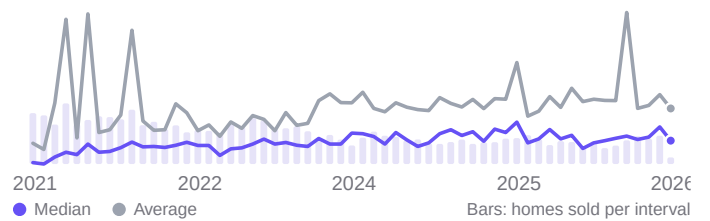
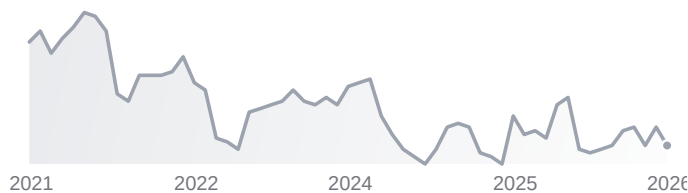
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$440K · Average \$579K

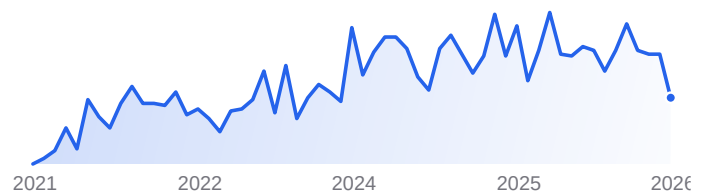
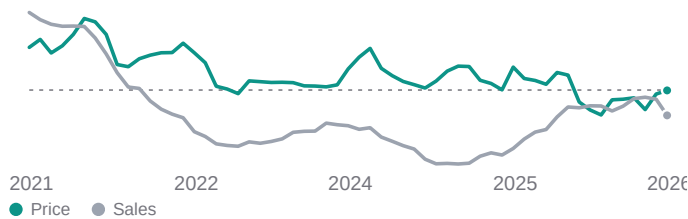


Growth (year over year)

Price -0.2% · Sales -10.8%

Price per square foot

\$212/ft²

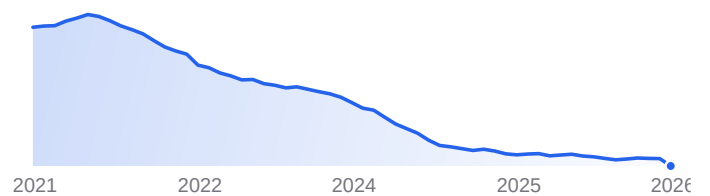
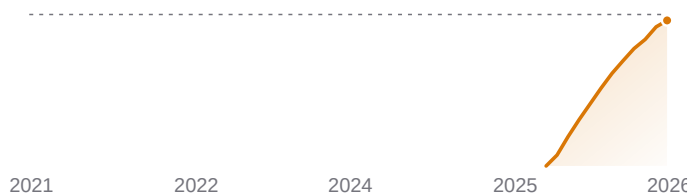


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

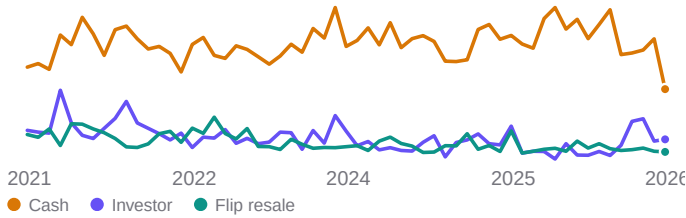
4.3%



BUYERS & OUTCOMES

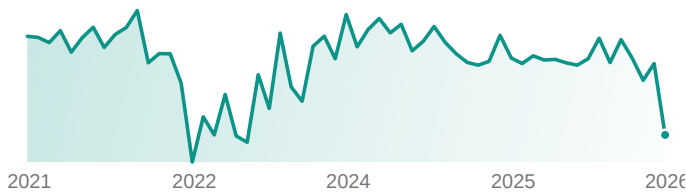
Buyer mix

Cash 24% · Investor 8.0% · Flip resale 4.0%



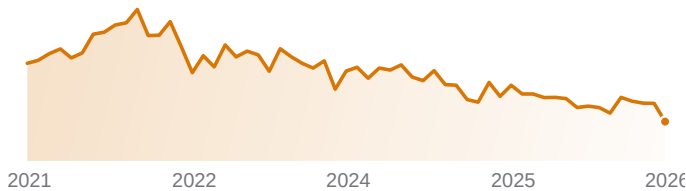
Sellers who sold at a gain

76%

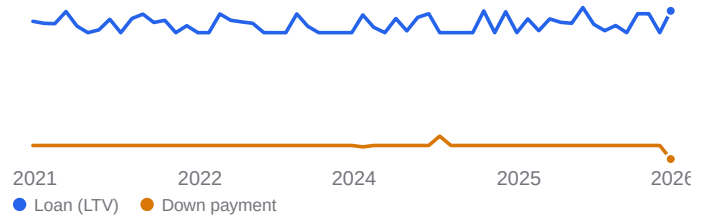


Median annualized return at resale

+4.1%

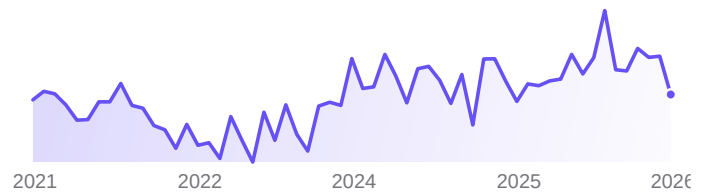


Financing (share of purchase price) Loan (LTV) 92% · Down payment 13%



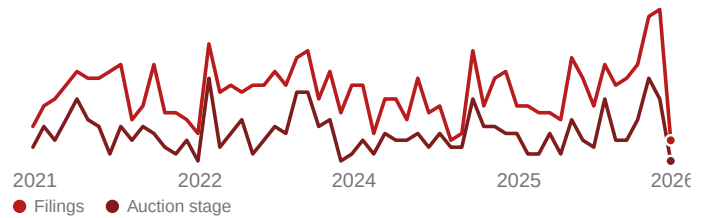
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	43,956
Median value (AVM)	\$511K
Median size	1,850 ft²
Median bedrooms	3
Median year built	1999
Single family	70%
Condos	8.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.0%
Owner occupied	80%
Company owned	14%
Median loan-to-value	38%

Typical ownership tenure

8.0 yrs

COMMUNITY

Population	105,978
Density	163 / mi²
Median household income	\$85K
Average household income	\$110K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	30
Homes occupied	89%
Bachelor's or higher	21%
Poverty rate	7.9%
Unemployment	0.9%
Average temp	69°F
Annual precip	52 in
Sunshine	63%

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.