

Walton County, FL

County · FL · Florida

SELLER'S MARKET

\$761K

MEDIAN SALE PRICE

+30.1%

1-YR CHANGE

3,712

SALES (12 MO)

\$686K

MEDIAN VALUE (AVM)

Market temperature

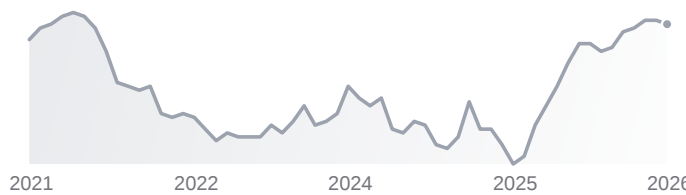
Seller's market · 70 / 100



MARKET TRENDS (5 YEARS)

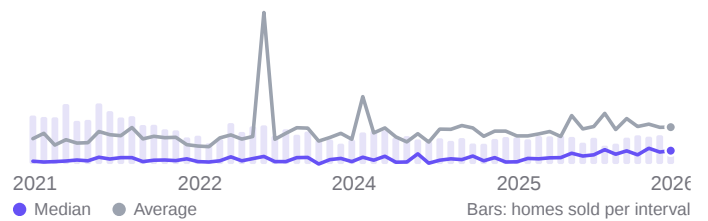
Market temperature (0–100)

70 / 100



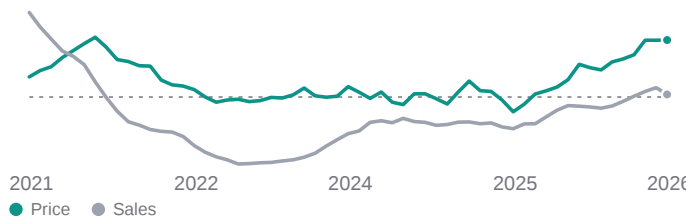
Sale prices

Median \$755K · Average \$1.2M



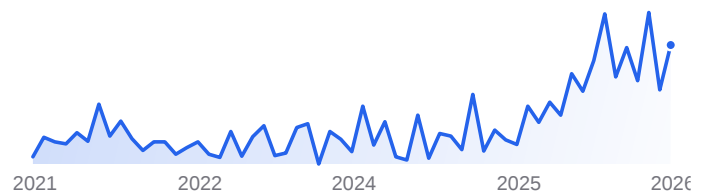
Growth (year over year)

Price +30.1% · Sales +1.4%



Price per square foot

\$424/ft²



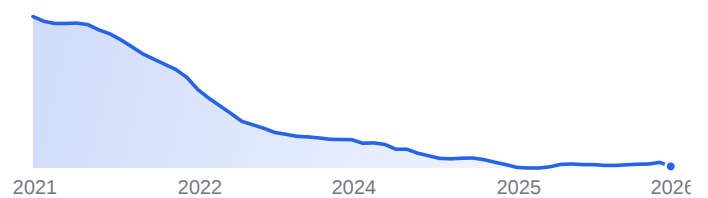
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

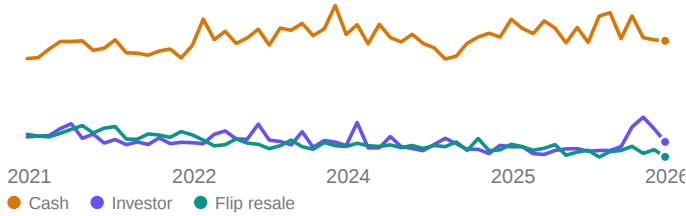
5.8%



BUYERS & OUTCOMES

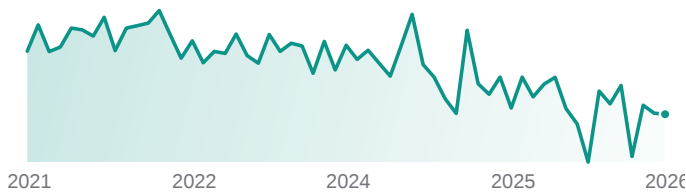
Buyer mix

Cash 40% · Investor 6.8% · Flip resale 1.8%



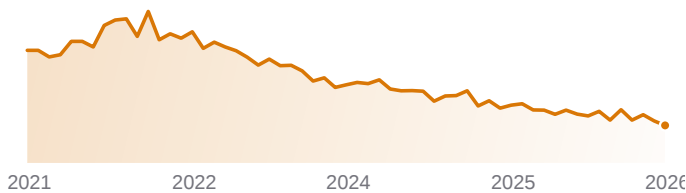
Sellers who sold at a gain

81%



Median annualized return at resale

+4.7%



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



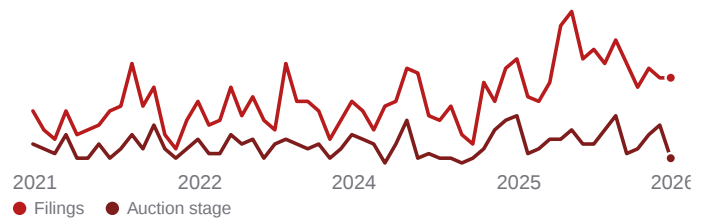
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 18 · Auction stage 1



HOUSING STOCK

Homes	64,346
Median value (AVM)	\$686K
Median size	1,850 ft²
Median bedrooms	3
Median year built	2005
Single family	60%
Condos	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.0%
Owner occupied	44%
Company owned	28%
Median loan-to-value	34%

Typical ownership tenure

6.1 yrs

COMMUNITY

Population	91,078
Density	88 / mi²
Median household income	\$77K
Average household income	\$107K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	19
Homes occupied	58%
Bachelor's or higher	24%
Poverty rate	7.7%
Unemployment	0.9%
Average temp	67°F
Annual precip	66 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.