

Fleming Island 32003

ZIP code · FL · Florida > Clay County > Fleming Island

BUYER'S MARKET

\$423K

MEDIAN SALE PRICE

-8.5%

1-YR CHANGE

325

SALES (12 MO)

\$453K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



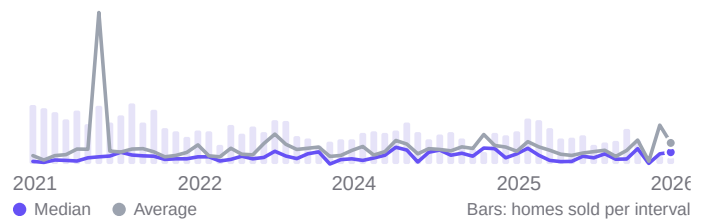
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$465K · Average \$555K

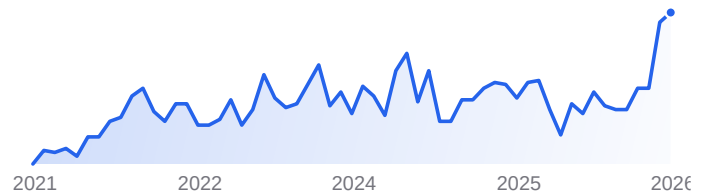
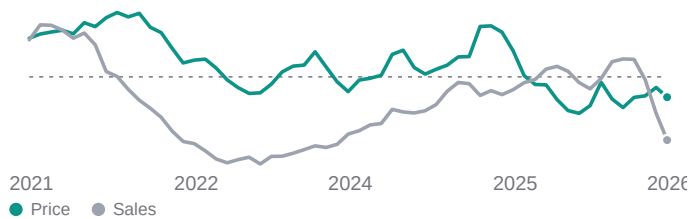


Growth (year over year)

Price -8.5% · Sales -26.5%

Price per square foot

\$252/ft²

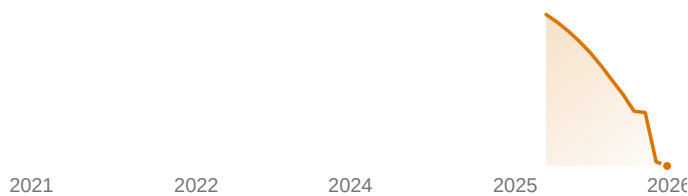


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

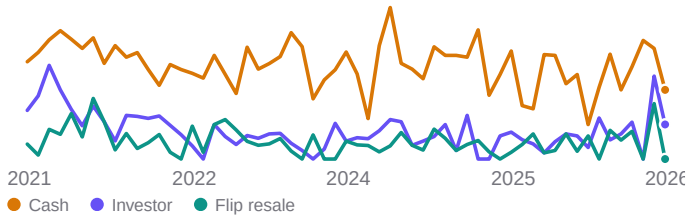
3.1%



BUYERS & OUTCOMES

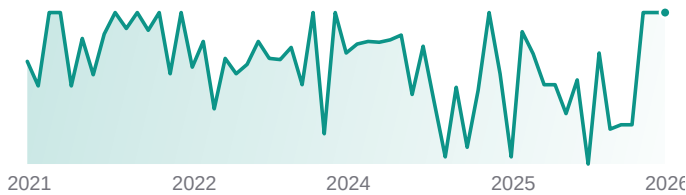
Buyer mix

Cash 25% · Investor 13% · Flip resale 0%



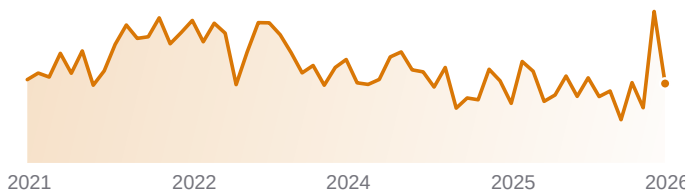
Sellers who sold at a gain

100%

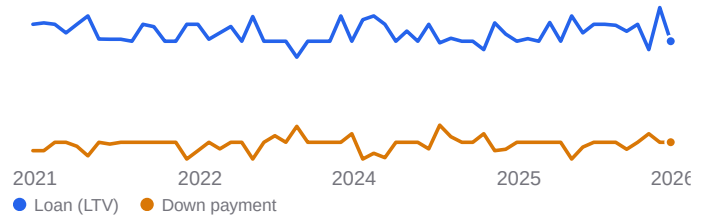


Median annualized return at resale

+5.7%

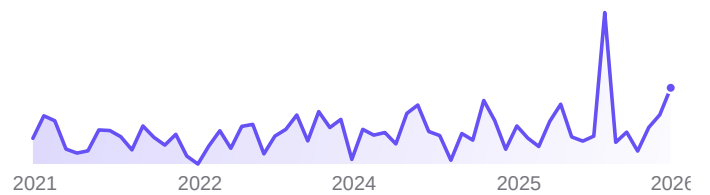


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



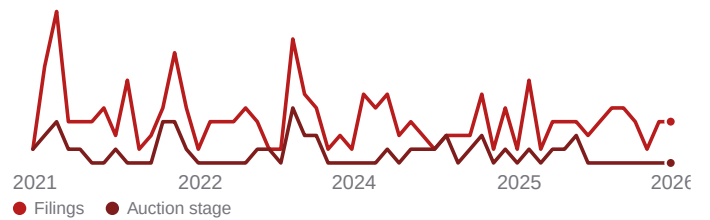
Typical hold before selling

11.5 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	10,544
Median value (AVM)	\$453K
Median size	2,176 ft²
Median bedrooms	3
Median year built	2000
Single family	92%
Condos	7.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.0%
Owner occupied	85%
Company owned	17%
Median loan-to-value	48%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	32,060
Density	1,140 / mi²
Median household income	\$123K
Average household income	\$145K
Crime index (US avg 100)	27
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	27
Homes occupied	96%
Bachelor's or higher	28%
Poverty rate	4.5%
Unemployment	1.0%
Average temp	70°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.